

PB# 05-26

N.Plank Development Co.

4-1-27.1

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 03-29-2006

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

November 11, 2005

Chairman James R. Petro, Jr. and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: New Office Building for North Plank Development Company LLC
NYS Route 207


Gentlemen:

Pursuant to your Board's instructions at the November 9th Planning Board meeting, I am enclosing a copy of the drawing entitled "Survey Map Prepared For North Plank Development Company, LLC" that was prepared by Robert D. Kalaka, L.S. and that is dated March 5, 2005. This drawing indicates the 50-foot wide right-of-way that extends over the access drive to Newburgh Packing Corp. for the benefit of the subject parcel.

I trust this drawing addresses the Board's concern regarding access to the parcel that is before you for Site Plan Approval.

Respectfully submitted,

SHAW ENGINEERING



Gregory A. Shaw, P.E.
Principal

GJS:mmv
Enclosure

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/17/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 5-26

NAME: NORTH PLANK DEV. - OFFICE BLDG. PA2005-662

APPLICANT: NORTH PLANK DEVELOPMENT CO.

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

03/29/2006 PLANS STAMPED APPROVED

11/09/2005 P.B. APPEARANCE CL PH: APPR COND
. NO PUBLIC COMMENT AT PUBLIC HEARING - ADDRESS MARK'S
. COMMENTS - NEED COST ESTIMATE - NEED DOCUMENTATION OF ACCESS
. TO DRIVEWAY - BOUNDARY SURVEY - NEED NOTE FOR RELOCATING
. UTILITIES

07/25/2005 P.B. APPEARANCE LA; SCHED PH
. SENT TO O.C. PLANNING

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/17/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 5-26

NAME: NORTH PLANK DEV. - OFFICE BLDG. PA2005-662

APPLICANT: NORTH PLANK DEVELOPMENT CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/22/2005	REC.CK. #11522	PAID		750.00	
07/27/2005	P.B. ATTY FEE	CHG	35.00		
07/27/2005	P.B. MINUTES	CHG	27.50		
10/28/2005	LEGAL NOTICE	CHG	46.75		
11/09/2005	P.B. ATTY FEE	CHG	35.00		
11/09/2005	P.B. MINUTES	CHG	49.50		
12/01/2005	P.B. ENGINEER	CHG	342.10		
04/17/2006	RET. TO APPLICANT	CHG	214.15		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in the
amount of \$214.15*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/17/2006

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 5-26

NAME: NORTH PLANK DEV. - OFFICE BLDG. PA2005-662
APPLICANT: NORTH PLANK DEVELOPMENT CO.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/22/2005	EAF SUBMITTED	07/22/2005	WITH APPLIC
ORIG	07/22/2005	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/22/2005	LEAD AGENCY DECLARED	07/25/2005	TOOK LA
ORIG	07/22/2005	DECLARATION (POS/NEG)	11/09/2005	DECL NEG DEC
ORIG	07/22/2005	SCHEDULE PUBLIC HEARING	07/25/2005	SCHED PH
ORIG	07/22/2005	PUBLIC HEARING HELD . NO PUBLIC COMMENT	11/09/2005	CLOSE PH
ORIG	07/22/2005	WAIVE PUBLIC HEARING	/ /	
ORIG	07/22/2005	PRELIMINARY APPROVAL	/ /	
ORIG	07/22/2005		/ /	
ORIG	07/22/2005	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/17/2006

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 5-26

NAME: NORTH PLANK DEV. - OFFICE BLDG. PA2005-662

APPLICANT: NORTH PLANK DEVELOPMENT CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/01/2006	2% OF COST EST 33,113.00	CHG	662.26		
03/17/2006	REC. CK. #13540	PAID		662.26	
		TOTAL:	662.26	662.26	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/17/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 5-26

NAME: NORTH PLANK DEV. - OFFICE BLDG. PA2005-662
APPLICANT: NORTH PLANK DEVELOPMENT CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/01/2006	APPROVAL FEE	CHG	125.00		
03/17/2006	REC. CK. #13539	PAID		125.00	
		TOTAL:	125.00	125.00	0.00



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

March 3, 2006

Shaw Engineering
P.O. 2569
Newburgh, NY 12550

ATTN: GREG SHAW, P.E.

SUBJECT: NORTH PLANK DEVELOPMENT SITE PLAN - PB #05-26

Dear Greg:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to the applicant.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	125.00
Check #2 – 2% of cost estimate - inspection fee.....	\$	662.26

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PB # 05-26 *approval Fee*

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#210-2006

03/17/2006

Develpoment, North Plank

Received \$ 125.00 for Planning Board Fees, on 03/17/2006. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/17/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 5-26

NAME: NORTH PLANK DEV. - OFFICE BLDG. PA2005-662

APPLICANT: NORTH PLANK DEVELOPMENT CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/01/2006	2% OF COST EST 33,113.00	CHG	662.26		
03/17/2006	REC. CK. #13540	PAID		662.26	
		TOTAL:	662.26	662.26	0.00

✓ Rec
3/17/06

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 5- 26

FOR WORK DONE PRIOR TO: 12/01/2005

TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	DOLLARS	
										BILLED	BALANCE
5-26	286114	07/20/05	TIME	MJE	WS N. PLANK DEV S/P	99.00	0.40	39.60			
5-26	287127	07/26/05	TIME	MJE	MR NORTH PLANK DWSRT	99.00	0.50	49.50			
5-26	287116	07/29/05	TIME	MJE	MC NORTH PLANK OODS REV	99.00	0.40	39.60			
								128.70			
5-26	291792	08/30/05			BILL 05-1154					-89.10	
										-89.10	
5-26	303546	11/08/05	TIME	MJE	MR NORTH PLANK SITE FLN	99.00	0.50	49.50			
5-26	302353	11/09/05	TIME	MJE	MM North Flk Cond APPL	99.00	0.10	9.90			
5-26	303561	11/11/05	TIME	MJE	MC 207 PROJ W/SHAW	99.00	0.30	29.70			
5-26	305890	12/01/05	TIME	DJE	MC cost est review	55.00	1.00	55.00			
5-26	305892	12/01/05	TIME	MJE	MC closeout & memo	99.00	0.70	69.30			
TASK TOTAL								342.10	0.00	-89.10	253.00
GRAND TOTAL								342.10	0.00	-89.10	253.00

MY RA -
 PLAN & COST
 EST ARE
 FINE
 [Signature]

Town of New Windsor
PLANNING BOARD

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on NOVEMBER 9, 2005 at 7:30 P.M. on the approval of the proposed Site Plan and Special Permit for NORTHPLANK DEVELOPMENT CO. (05-26)

Located at Little Britain Road (Rt. 207) (Tax Map #Section 4, Block 1, Lot 27.1). Map of the proposed project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: October 11, 2005

BY ORDER OF
TOWN OF NEW WINDSOR PLANNING BOARD
JAMES R. PETRO, JR., CHAIRMAN

Ad Number: 1811075 Advertiser: NEW WINDSOR, TOWN

Phone: 8455634615 Sys No: 1194114 Caller: MYRA

INVOKING CUSTOMER:

Phone: 8455634615 Sys No: 1194114 AcctNo: P.O. No:

Name: NEW WINDSOR, TOWN Subscriber:

Address: ZONING AND PLANNING

555 UNION AVENUE

NEW WINDSOR NY 12553

ORDER:

Printed By: THRFODRIL Date: 10/25/2005 Assigned Sales: TownofNewWindsor PLANNINGBOARD PUBLIC AdType: LINER Order Type: NORMAL

Manual Delay: Box No: Call Back: Y

NOTES:

Change Reason:

INSERTION:

Product: THI Paper: TH Class: 999X; LEGAL BILLING

Schedule: Start Date - 10/28/2005 End Date - 10/28/2005

Sort: TOWN OF NEW WINDSOR PLANNING BOARD PUBLIC

PRODUCTION:

Text Size: 2 x 25.00 ProdType: ENTERPRISE ColorNo: 0 Colors:

Tearsheets: 1 Proofs: 0 Affidavits: 1 Alt Addr: N

PRICING:

Price: 46.75 Payment Method: B1 Amount Paid: 0 Amount Owed: 46.75

PriceMethod: 0 (0=Normal, 1=User Net, 2=System Gross) Rate Code: LEL

For fields listed below 0 = NO 1 = YES

Till Forbid: 0 Mult. Content: 0

RECEIVED

NOV - 7 2005

VOUCHER
NUMBER .

DATE VOUCHER RECEIVED _____

DEPARTMENT

CLAIMANT'S
NAME
AND
ADDRESS

TIMES HERALD-RECORD

P.O. Box 2046, 40 Mulberry Street
Middletown, New York 10940-6357

FUND - APPROPRIATION

AMOUNT

TOTAL

ENTERED ON ABSTRACT NO.

DETAILED INVOICES MAY BE ATTACHED AND TOTAL ENTERED ON THIS VOUCHER.
CERTIFICATION BELOW MUST BE SIGNED.

TERMS

**PURCHASE
ORDER NO.**

DATE	VENDOR'S INVOICE NO.	QUANTITY	DESCRIPTION OF MATERIALS OR SERVICES	UNIT PRICE	AMOUNT
10/28/05			<p>Legal Notice (s)</p> <p>Ad# 1811075</p> <p>Fed. No. 14-1513238</p> <p>(SEE INSTRUCTIONS ON REVERSE SIDE)</p>		46.75
				TOTAL	46.75

Patricia Foddrill

CLAIMANT'S CERTIFICATION

I, _____, certify that the above account in the amount of \$ 701.-
is true and correct; that the items, services and disbursements charged were rendered to or for the municipality on the dates stated; that no
part has been paid or satisfied; that taxes, from which the municipality is exempt, are not included; and that the amount claimed is actually due.

10/28/05
DATE

Patricia
SIGNATURE

Legal Sales Representative

(SPACE BELOW FOR MUNICIPAL USE)

DEPARTMENT APPROVAL

The above services or materials were rendered or furnished to the municipality on the dates stated and the charges are correct.

DATE _____

AUTHORIZED OFFICIAL

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

APPROVAL FOR PAYMENT

This claim is approved and ordered paid from the appropriations indicated above.

DATE _____

AUDITING BOARD

TIMES HERALD-RECORD

40 Mulberry Street, Middletown, NY 10940

State of New York:

County of Orange: ss:

Patricia Foddrill

Being duly sworn deposes and says that the ORANGE COUNTY PUBLICATIONS Division of Ottaway Newspapers-Radio, Inc. is a corporation organized under the laws of the State of New York and is, at all the times hereinafter mentioned, was the printer and publisher of The Times Herald-Record, a daily newspaper distributed in the Orange, Ulster, Rockland, Dutchess, Pike, PA, Delaware and Sullivan Counties, published in the English language in the City of Middletown, County of Orange, State of New York, that deponent is the

Legal Advertising Rep.

of said The Times Herald-Record acquainted with the facts hereinafter stated, and duly authorized by said Corporation to make this affidavit; that the

Public Notice

a true printed copy of which is hereunto annexed, has been duly and regularly published in the manner required by law in said The Times Herald-Record in each of its issues published upon each of the following dates, to wit: In its issues of

10/28/05

Signature of Representative:

Patricia Foddrill

Sworn in before me this

Day of

Nov.

2005

Gretchen Pina Breedy

Notary Public Orange County

GRETCHEN PINA BREEDY
NOTARY PUBLIC FOR THE STATE
OF NEW YORK, ORANGE COUNTY
OATH / SIGNATURE IS ON FILE
COMMISSION EXPIRES 11/29/2005

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

November 21, 2005

Chairman James R. Petro, Jr. and Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: New Office Building for North Plank Development Company LLC
NYS Route 207

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for North Plank Development Company LLC. Our Estimate is as follows:

CONSTRUCTION ESTIMATE

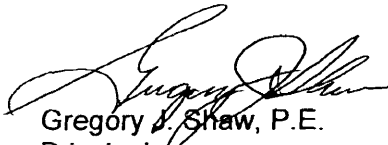
<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Macadam Pavement	1,005 S.Y.	\$ 14	\$ 14,070
Pavement Markings	418 L.F.	\$.40	\$ 168
Handicap Sign/Striping	2	\$ 125	\$ 250
Concrete Curbing	410 L.F.	\$ 10	\$ 4,100
Concrete Sidewalks	140 S.Y.	\$ 35	\$ 4,900
Catch Basins	2	\$ 1,000	\$ 2,000
15" Storm Drain Piping	80 L.F.	\$ 20	\$ 1,600
Refuse Enclosure	L.S.	\$ 1,500	\$ 1,500
Pole With Single Luminaire	2	\$ 900	\$ 1,800
Trees	14	\$ 125	\$ 1,750
Shrubs	39	\$ 25	\$ 975
Total			\$ 33,113

Should this Estimate be acceptable, my client will pay the 2% inspection fee of \$ 662.26.

Respectfully submitted,

2% 662.26

SHAW ENGINEERING


Gregory J. Shaw, P.E.
Principal

GJS:mmv

cc: John J. Lease III, North Plank Development Company LLC

*11/23/05 Dave to Mark for review
with revised plan.*

November 9, 2005

PUBLIC HEARING

NORTH PLANK DEV. CO. SITE PLAN & SPEC. PERMIT

MR. PETRO: We'll go right to the public hearing. First we have North Plank Development Company site plan and special permit on Route 207 represented by Mr. Shaw. Is someone here to represent this?

MR. MASON: He's outside, Mr. Chairman, do you want me to get him?

MR. PETRO: Could you do that, please?

MR. MASON: Yes.

MR. PETRO: The minutes should reflect Mr. Shaw, who represents North Plank, is now with us. This is Route 207 proposed new office building application proposed as a 3,700 square foot office building on the 0.56 parcel off Route 207, with the caretaker apartment. The plan was previously reviewed at the 27 July 2005 Planning Board meeting and is before the board for a public hearing at this time. I also want to state for the minutes that John Lease, who owns North Plank Development Company site plan, is a partner in one of my companies, but I have nothing to do with North Plank Development Company site plan. Therefore, I will run the meeting, but I will not vote. Okay, Greg, do you want to bring us up-to-date?

MR. SHAW: It's a very simple application. It is a parcel of land on Route 207 adjacent to the macadam driveway that goes up to Newburgh Superior Packing. It is in the planning industrial zone and it is a permitted use. There is one existing deficiency with respect to the bulk tables and that is our lot area is less than the minimum of 40,000 square feet but that's a preexisting nonconforming condition. What we're proposing to do on this 24,200 square foot lot is construct a one story office building. The office will have 30,520 square feet of area. On the second floor there will be a caretaker's residence which is also permitted in the zone. And I believe that is the purpose of this public hearing. And with respect to zoning we are obligated to provide 26 parking spaces, and we are

November 9, 2005

providing 27. With respect to sanitary facilities we will be connecting into the Town of New Windsor sanitary sewer system which has a main on our side of the roadway. And for lack of town water the building will be serviced by an individual well. The drawings are complete, Mr. Chairman. We have grading and drainage and landscaping and lighting and refuse enclosures and all those items which the Board feels are appropriate for this type of application. Thank you.

(Mr. Joseph Minuta has entered the room.)

MR. PETRO: Roberta, let the minutes reflect that Mr. Minuta has joined us as the fifth member, so we have a complete Board. Mark, do you have anything you want to talk about at this time? The record is just opened up. We have fire approval on 11/9/2005.

MR. EDSALL: My comments are minor, they make sense after the hearing.

MR. PETRO: 25th day of October 2005 17 addressed envelopes containing the public hearing notice were mailed out. If someone is here to speak for or against or just make comments on the application, you will be recognized by the chair, come forward with your concerns and that's it. Someone would like to speak?

MR. ARGENIO: No-show of hands, Mr. Chairman, I make a motion we close the public hearing for North Plank Development Company.

MR. SCHLESINGER: Second.

MR. PETRO: Motion made and seconded that the Town of New Windsor Planning Board close the public hearing for North Plank Development site plan on Route 207. Any further discussion from the Board members? If not, roll call.

MR. SCHLESINGER: I have a question.

November 9, 2005

MR. PETRO: Let's finish the roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. PETRO	ABSTAIN

MR. PETRO: At this time I've opened it up back to the Board for any further comment. Mr. Schlesinger?

MR. SCHLESINGER: The caretaker residence is the existing house that's there now?

MR. PETRO: No.

MR. SCHLESINGER: It's a two-story business and the caretaker's residence would be in the new building?

MR. SHAW: What it's going to be, very simply, is a 3,500 square foot office on the lower level. On the second level no office, just the caretaker's unit.

MR. SCHLESINGER: Okay.

MR. PETRO: How many square feet is the caretaker's unit?

MR. SHAW: I really don't know at this point, Mr. Chairman. If I had to guess probably about 1,500 square feet.

MR. PETRO: What are you going to do with the balance of the space?

MR. SHAW: Very well may be storage.

MR. MINUTA: Do we have proper ingress and egress for that unit?

MR. SHAW: Yes. That will be taken up with the architectural plans, but will be accessed from the upper level. It will be two parking spaces.

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MR. MINUTA: On the rear portion?

MR. SHAW: Yes, two parking spaces designated for the caretaker's unit, again, at the rear of the lot.

MR. BABCOCK: Mr. Chairman, we ought to talk to the applicant about storage because that's going to be a problem for the parking calculation. Really, the only thing on the second floor that you can really have is the caretaker's apartment.

MR. SHAW: Why don't we leave it that way for the record, Mr. Chairman. If we just take that bump-out area you're looking at 52 by 40, about 2,000 square feet. For the record, why don't we allocate 100 percent of that for the caretaker's apartment and even though it's large and with no storage whatsoever.

MR. PETRO: Okay.

MR. SHAW: It won't be a problem.

MR. PETRO: A couple of comments from Orange County Department of Planning. Please consider additional landscaping to enhance the caretaker parking area to the site and to buffer the use of the residential to the east.

MR. EDSALL: Greg.

MR. PETRO: Ingress and egress to the site proposed off a macadam drive that is a private road. Will the applicant be making improvements to accommodate the increase in vehicular activity. The design and construction plan for this work shall be included in the plans reviewed by the Board. You are just making a driveway off of that road, correct? Well, the parking area would be out to the --

MR. SHAW: What are we talking about, Mr. Chairman, the parking for the caretaker here?

MR. PETRO: Yes.

MR. SHAW: That's just a macadam area maybe 20 feet

November 9, 2005

wide by maybe 30 feet long. And this is an existing macadam drive which services the Newburgh Packing, Superior Packing.

MR. PETRO: That's a private road, correct?

MR. SHAW: That is -- I don't know. I don't know if it's a road or it's a driveway. But we do have a right-of-way over.

MR. MINUTA: Where will the utilities be located, gas, electric services going to the building for further accessibility?

MR. SHAW: We don't have that indicated on the drawings. I don't know at this point. The architecture drawings have not been finalized, so I really don't have that information.

MR. PETRO: The right side for access used, using the commercial driveway shall be documented and placed in the planning board records. Is the 50-foot right-of-way existing or being created?

MR. SHAW: It's existing.

MR. PETRO: Do you have documentation to show that anywhere, that you have a right-of-way over that? I'm sure he has it in a deed or he has it in some fashion.

MR. SHAW: We have a boundary survey of not only this portion of North Plank Development, but also of the lands to the east which they also own. And that right-of-way shows on that boundary survey, I don't know where it ends very simply. The right-of-way, according to this drawing, continues up and there's no line that cuts it off. It may extend back further and then terminate. But I'm sure we have that information.

MR. PETRO: I think that should be part of any conditional final approval that that documentation be put in the file because for some reason let's say it goes in 50 feet like it does on Harry Lane we would not have illegal access to somebody's other property. I'm not saying that's the case. But it should be documented and at least be in the file.

November 9, 2005

MR. SHAW: We can provide you a boundary survey which will show the entire right-of-way.

MR. SCHLESINGER: Do they have to get a water purification system?

MR. PETRO: No, it's less than 1 acre.

MR. SHAW: Correct.

MR. PETRO: Reference note eight on drawing one utility lines shall be, I think Joe just mentioned that. Entertain a motion for negative dec.

MR. ARGENIO: I make a motion.

MR. SCHLESINGER: Second.

MR. PETRO: Motion made and seconded that the New Windsor Planning Board declare a negative dec for SEQRA process for North Plank Development Planning for site plan. Any further discussion from the Board members?

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. PETRO	ABSTAIN

MR. PETRO: In accordance the Planning Board shall require a bond estimate be submitted for this site plan and Chapter 137 of the Town Code in accordance. Mark, do you see any reason why we cannot go forward with this just with this couple of minor --

MR. EDSALL: No. I just want to clarify what I meant with the third, third bullet under number two, that wasn't relative to the utilities for this office building. Note eight seems to reference that there's utilities that run to the rear of the building, the one that's adjoining. And I just wonder where they ran. Does it run through the middle of the property? Does it run --

November 9, 2005

MR. ARGENIO: Underneath the building.

MR. EDSALL: Exactly, because if the point being is that we should make sure that none of the improvements on this site plan jeopardize the use, continued use of the utilities or in fact if they do, they should be relocated.

MR. SHAW: If you read note seven, Mark, I think what we're trying to do is get a handle on that. It says prior to any site work locate existing sanitary sewer lateral from residence to existing sanitary sewer main on New York State Route 207, relocate existing sanitary sewer lateral with easement if necessary. So what I'm saying is the first thing we have to do is find out where that existing lateral is and if it does run through the middle of the porch then we're going to have to relocate it out of harms way and then provide it in an easement. But, again, it's to a property, land my client owns, also, both parcels. But that should be done regardless.

MR. EDSALL: Note eight also deals with overhead utilities which you should know where they are now and I wonder if they're running up the middle of the property or if we need to --

MR. SHAW: I don't believe they do, but I'll take a second look at that.

MR. EDSALL: I guess in general the point being is it may be one of the conditions would be that maybe a note on the plan that it's the obligation of this site plan to relocate any utility easements or any utilities. Because my difficulty is that we don't know that next week it won't be owned by two different people. It's real convenient that it's owned by the same people today, but it could be different tomorrow. So just add a note saying that this site plan has the obligation of relocating every utility.

MR. SHAW: Understood.

MR. EDSALL: Thank you.

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MR. PETRO: Greg, it's very easy, the overhead utilities are easy to locate.

MR. ARGENIO: Can I ask you one question?

MR. PETRO: Sure.

MR. ARGENIO: Mark, that's the first time I've ever seen the handicap ramp extending into the loading zone on an ADA handicapped area. I certainly don't have a problem with it, if ADA doesn't have a problem with it.

MR. EDSALL: It's permitted. It's not common in these areas because of snowplowing, it tends to get removed.

MR. ARGENIO: Banged up.

MR. EDSALL: But it works.

MR. MINUTA: Unloading area.

MR. ARGENIO: The handicapped people.

MR. EDSALL: The access aisle for the handicapped people.

MR. ARGENIO: I've never seen that before. That was it.

MR. PETRO: Okay. Motion for final approval with the subject to?

MR. ARGENIO: Are you going to read them in?

MR. PETRO: Basically it's going to be Mark's comments and you're going to also put in the file --

MR. SHAW: A copy of the boundary survey defining the right-of-way.

MR. ARGENIO: The note will be on the plan, I guess?

MR. SHAW: Yes.

MR. ARGENIO: I'll make a motion subject to what we

November 9, 2005

just read in for final approval for the North Plank Development Company.

MR. SCHLESINGER: Second.

MR. PETRO: Motion made and seconded that the New Windsor Planning Board grant final approval to North Plank Development site plan on Route 207 subject to what we just discussed. Any further comments from the Board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. MINUTA	AYE
MR. MASON	AYE
MR. ARGENIO	AYE
MR. PETRO	ABSTAIN



PROJECT: North Plank Dev. Co. P.B. # 05-26

NEGATIVE DEC:

CARRIED: Y ✓ N

CARRIED: Y_____N_____

M) A S) S VOTE: A 5 N 0 SCHEDULE P.H.: Y N

SEND TO DEPT. OF TRANSPORTATION: Y

RETURN TO WORK SHOP: Y___ N___

APPROVAL: 1 abstain
M) A S) S VOTE: A 5 N 0 APPROVED: _____

NEED NEW PLANS: Y____N____

CONDITIONS – NOTES:

~~Project~~
No Public Comment
Address Mark's comments
Need Cost Estimate
Need documentation of access to driveway - Boundary Survey
Need Note for relocating utilities



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
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New Windsor, New York 12553

(845) 567-3100
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e-mail: mhenry@mhepc.com

Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NORTH PLANK DEVELOPMENT CO. SITE PLAN
(PROPOSED OFFICE BUILDING)
PROJECT LOCATION: NYS ROUTE 207 (Near Newburgh Packing)
SECTION 4 – BLOCK 1 – LOT 27.1
PROJECT NUMBER: 05-26
DATE: 9 NOVEMBER 2005
DESCRIPTION: THE APPLICATION PROPOSES A 3700 sf. OFFICE BUILDING ON THE
0.56 ACRE PARCEL OFF ROUTE 207, WITH A CARETAKER
APARTMENT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE
27 JULY 2005 PLANNING BOARD MEETING AND IS BEFORE THE
BOARD FOR A PUBLIC HEARING AT THIS MEETING.

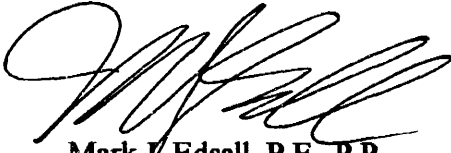
1. The property is located in the PI zoning district of the Town. The office use is Permitted Use by Right A-1 of the zone. The caretaker use is Special Permit Use B-2. The bulk information shown on the plan appears correct for the zone and use. The existing lot is a pre-existing non-conforming lot with regard to gross lot area. The applicant has selected a use group minimizing the related area requirement. Based on the plan submitted, the proposed building complies with bulk requirements and required parking.
2. We have received a more complete set of drawings and have the following comments at this time:
 - The Orange County Planning Department has reviewed the application and has some minor suggestions. I suggest the Board review same with the applicant (copy attached).
 - The rights for access using the commercial driveway should be documented and placed in the Planning Board records. Is the 50' right-of-way existing or being created?
 - Reference note 8 on drawing 1. Utility lines should be depicted. It is understood that the location is existing and use is proposed to be continued without relocation.

REGIONAL OFFICES

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

3. The Planning Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
4. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Chapter 137 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW05-26-09Nov05.doc

JULY 27, 2005

NORTH PLANK DEVELOPMENT CO. SITE PLAN (05-26)

MR. PETRO: Okay, next on tonight's agenda is North Plank Development Company Site Plan. For the record, I have other interest with the gentleman that owns part of this company but, I have no interest in this application whatsoever and/or this company so I'm going to review this. Greg, why don't you start us off.

MR. SHAW: Thank you Mr. Chairman. The proposal before the board tonight is to construct a new 3,500 square foot office building on the west side of New York State Route 207 immediately north of the drive that accesses Newburgh Packing Corp. The parcel is 24,000 square feet in size and is located in the PI zone. We comply with all the requirements of your bulk table other than in the PI Zone you require a minimum lot area of 40,000 square feet. Again, we're providing 24,202. That is a non-conforming condition that presently exists. We cannot correct it. I may add that if you review your bulk tables, the use that we selected for this site requires the least amount of area of any of the uses in the PI zone even though it does not meet the 40,000 square feet.

MR. PETRO: Greg, you're not going to fall under the inaudible... because it's only one acre is that correct.

MR. SHAW: Correct. In addition to the office, what we are proposing also is a caretaker's residence on the second floor. You'll notice that the office will be serviced by approximately 25 parking spaces between the building itself and Rt. 207 and there are two parking spaces noted in the rear of the building near the entrance way for the caretaker's unit. So that is a brief overview Mr. Chairman. We are going to be serviced by town sewer and an individual well because there is no town water in that area and what we are requesting the board to do tonight is one, to circulate for lead agency, two to refer it to the County Planning Department and considering setting up a public hearing for special permit that will be required for the caretaker's residence.

MR. PETRO: The road is on what piece of property.

MR. SHAW: The road is on the parcel of Newburgh Packing Corp.

MR. PETRO: Okay, so you have an easement over it.

MR. SHAW: Correct.

JULY 27, 2005

MR. PETRO: And I'm looking at the residence that is just up from it. There is a little strip of land between the road and the property lines for this office building and you're going to be crossing that strip of land. I guess, is this all one piece.

MR. SHAW: This is a separate parcel.

MR. PETRO: Okay, where's the property line, here.

MR. SHAW: This is all Newburgh Packing Corp.

MR. PETRO: All roads, you have an easement to get to it.

MR. SHAW: Correct.

MR. PETRO: That was unclear, I looked at that and it looks like a triangular piece.

MR. ARGENIO: Right, I see that.

MR. PETRO: And your curb cut is going to be off the private road

MR. SHAW: Correct.

MR. PETRO: Motion for Lead Agency.

MR. ARGENIO: I'll make the motion that we take Lead Agency of North Plank Development Company Site Plan.

MR. SCHLESINGER: Second.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the North Plank Development Company Site Plan on Rt. 207. Any further comments from the Board Members. If not, roll call.

ROLL CALL:

MR. SCHLESINGER: AYE

MR. KARNAVEZOS: AYE

MR. GALLAGHER: AYE

MR. ARGENIO: AYE

MR. PETRO: AYE

JULY 27, 2005

MR. PETRO: Motion to schedule a public hearing.

MR. ARGENIO: I'll make the motion we schedule the public hearing for the North Plank Development Company Site Plan.

MR. SCHLESINGER: Second.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a mandatory public hearing, because of the caretaker' apartment, for the North Plank Development Company Site Plan on Rt. 207. Any further questions from the planning board, if not, roll call:

ROLL CALL:

MR. SCHLESINGER: AYE
MR. KARNAVEZOS: AYE
MR. GALLAGHER: AYE
MR. ARGENIO: AYE
MR. PETRO: AYE

MR. PETRO: What else do you need Greg.

MR. SHAW: Referral to the Orange County Planning Department being on a State Highway.

MR. EDSALL: I will take care of that.

MR. PETRO: Take care of that Mark, gentlemen, on the site plan itself, does anybody have any comments or on the addition, you have the 6 foot sidewalk, looks nice. Where's your dumpster enclosure, I didn't see it yet.

MR. SHAW: It's at the end of the parking area.

MR. PETRO: Okay, and that's being made out of the same material as the building, gated.

MR. SHAW: Yes.

MR. ARGENIO: Greg, does that dumpster enclosure have to go further to the north to allow for those last two stalls to be able to turn around.

JULY 27, 2005

MR. SHAW: You have a 30 foot wide aisle. You should be able to back out of those spaces without turning the wheel and then be able to turn 90 degrees toward your exit of the site.

MR. ARGENIO: Okay, and we will have the appropriate plan for the public hearing, that's correct yes.

MR. SHAW: Yes.

MR. PETRO: That well is going to be in use with this building, there's no town water there.

MR. SHAW: No town water.

MR. PETRO: How about septic.

MR. SHAW: Town sewer is available right in the shoulder of the state highway.

MR. PETRO: Alright Greg, thank you.

MR. SHAW: Thank you.

-----X

NORTH PLANK DEVELOPMENT CO. P. B. #05-26

**AFFIDAVIT OF
SERVICE
BY MAIL**

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2006

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on **NOVEMBER 9, 2005** at 7:30 P.M. on the approval of the proposed Site Plan and Special Permit for **NORTHPLANK DEVELOPMENT CO.** **(05-26)** Located at **Little Britain Road (Rt. 207)** (Tax Map #Section **4**, Block **1**, Lot **27.1**) . Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: October 11, 2005

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

October 6, 1999

Gregory Shaw, P.E.
744 Broadway
Newburgh, NY 12550

Re: Tax Map # 4-1-27.1

P.B.# 05-26(17)

Dear Mr. Shaw:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/lk

CC: Myra Mason, Zoning Board

4-1-12.2
Newburgh Water Supply
City Hall
Newburgh, NY 12550

5-1-5
Barry & Rossae Ouimet
689 Little Britain Rd.
New Windsor, NY 12553

4-1-24
Sunset Crest Realty Corporation
PO Box 2307
Newburgh, NY 12550

5-1-7
Stanley & Marcia Kissel
695 Little Britain Rd.
New Windsor, NY 12553

4-1-25
Joerg Klebe
PO Box 2307
Newburgh, NY 12550

George J. Meyers, Supervisor
Town of New Windsor Assesor
555 Union Ave.
New Windsor, NY 12553

4-1-26.2 & 4-1-66.2
Cvc Capital Management,
Money Purchases Plan
PO Box 2307
Newburgh, NY 12550

Deborah Green, Town Clerk
Town of New Windsor Assesor
555 Union Ave.
New Windsor, NY 12553

4-1-28.12
Newburgh Packing Corp.
677 Little Britain Rd.
New Windsor, NY 12553

Andrew Krieger, ESQ
219 Quassaick Ave.
New Windsor, NY 12553

4-1-22.1
R-Fam Llc
655 Little Britain Rd.
New Windsor, NY 12553

James Petro, Chairman
Planning Board
555 Union Ave.
New Windsor, NY 12553

4-1-70
Frank & Elaine Pietrzak
14 Steele Rd.
New Windsor, NY 12553

Mark J. Edsall. P.E.
Mcgoey and Hauser
Consulting Engineers, P.C.
33 Airport Center Drive Suite 202
New Windsor, NY 12553

4-1-71
Steele Rd. Realty LLC
10 Steele Rd.
New Windsor, NY 12553

5-1-2
Stephen Clark
683 Little Britain Rd.
New Windsor, NY 12553

5-1-4
Frank & Jacqueline Cromwell
687 Little Britain Rd.
New Windsor, NY 12553



RESULTS OF P.B. MEETING OF: July 25, 2005
PROJECT: North Platte Dev. Co. Site Plan & spec. Perm P.B. # 05-26

PROJECT: North Plank Dev. Co. Site Plan & spec. Perm P.B. # 05-26

NEGATIVE DEC:

M)____S)____VOTE: A____N____
CARRIED: Y____N____

M) A S) 5 VOTE: A 5 N 0
CARRIED: Y _____ N _____

M) A S) S VOTE: A 5 N 0 SCHEDULE P.H.: Y ☒ N ☐

SEND TO O.C. PLANNING: Y ✓
SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)_____ S)_____ VOTE: A_____ N_____

RETURN TO WORK SHOP: Y__N__

APPROVAL:

M) .. S)_____ VOTE: A_____ N_____ APPROVED: _____

NEED NEW PLANS: Y N

CONDITIONS – NOTES:

Appropriate plan for P.H.

P.B. 05-26



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com
planning@co.orange.ny.us

DAVID E. CHURCH, AICP
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: Town of New Windsor Planning Board

Reference No.: NWT11-05M

Applicant: North Plank Development Co

Parcel I.D.: 4-1-27.1

Proposed Action: Site Plan

State, County, Inter-municipal Basis for Review: Within 500 ft of State Route 207

Comments: The Department has received the above-application for a proposed office building with a caretaker apartment. As this proposal appears to have only local and neighborhood considerations with no major impact upon State or County facilities, we offer the following:

- Ingress & egress to the site is proposed off a macadam drive that is a private road. Will the applicant be making improvements to accommodate the increase in vehicular activity? The design & construction plan for this work should be included in the plans reviewed by the Board.
- Please consider additional landscaping to enhance the caretaker parking area of the site and to buffer the use from the residence to the east.
- Having no further comments, from a County perspective, the Department recommends that the Board proceed with its decision-making review process.

Related Reviews and Permits: A Special Use permit for caretaker apartment.

County Action:

Local Determination

Disapproved

Approved

Date: August 24, 2005

Reviewed By: Kathy V. Murphy, Planner


John Ezamanske

Deputy Commissioner of Planning

9/1/05
CC.M.E.

ORANGE COUNTY DEPARTMENT OF PLANNING

124 Main Street
Goshen, NY 10924-2124

APPLICATION FOR MANDATORY COUNTY REVIEW OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 05-26 (Please include this number on any correspondence)

1. Municipality Town of New Windsor

Public Hearing Date: not set

City, Town or Village Board _____ Planning Board X Zoning Board _____

2. Owner: Name: North Plank Development Co.
Address: 5020 Route 9W, Newburgh, NY 12550

3. Applicant * Name: same
Address: _____

***If applicant is owner, leave blank**

4. Location of Site: NYS Route 207 (north east side)
(Street or highway, plus nearest intersection)

Tax Map Identification: Section: 4 Block: 1 Lot: 27.1

Present Zoning District: PI Size of Parcel: 0.56 Acres

5. Type of Review:

***Site Plan

Zone Change: From = To: =

Zoning Amendment: To Section _____

**Subdivision: Number of Lots/Units _____

***Site Plan: Use Proposed Office Bldg w/Caretaker Apt (Spec. Pmt)

Date: 8-1-05

Signature & Title: Mark Edsall, P.E.

Mark J. Edsall, P.E.,
Planning Board Engineer

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/22/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 5-26

NAME: NORTH PLANK DEV. - OFFICE BLDG. PA2005-662

APPLICANT: NORTH PLANK DEVELOPMENT CO.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/22/2005	REC.CK. #11522	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

Hei
7/22/05

1B #05-26 Special permit

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#697-2005

07/27/2005

North Plank Dev. Co.

Received \$ 250.00 for Planning Board Fees, on 07/27/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#678-2005

07/25/2005

North Plank Dev. Co. *RB. 05-26*

Received \$ 125.00 for Planning Board Fees, on 07/25/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
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New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NORTH PLANK DEVELOPMENT CO. SITE PLAN
(PROPOSED OFFICE BUILDING)
PROJECT LOCATION: NYS ROUTE 207 (Near Newburgh Packing)
SECTION 4 – BLOCK 1 – LOT 27.1
PROJECT NUMBER: 05-26
DATE: 27 JULY 2005
DESCRIPTION: THE APPLICATION PROPOSES A 3700 sf. OFFICE BUILDING ON THE
0.56 ACRE PARCEL OFF ROUTE 207, WITH A CARETAKER
APARTMENT. THE PLAN WAS REVIEWED ON A CONCEPT BASIS
ONLY.

1. The property is located in the PI zoning district of the Town. The office use is Permitted Use by Right A-1 of the zone. The caretaker use is Special Permit Use B-2. The bulk information shown on the plan appears correct for the zone and use.

The existing lot is a pre-existing non-conforming lot with regard to gross lot area. The applicant has selected a use group minimizing the related area requirement. Based on the plan submitted, the proposed building complies with bulk requirements and required parking.

I recommend the Board give a conceptual review of the plan, and consider authorizing the public hearing, once the complete set of drawings (including landscaping, erosion plan, lighting, details, etc.) are submitted.

2. We will continue our review once additional information is submitted.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW05-26-27July05.doc

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan x Special Permit _____

Tax Map Designation: Sec. 4 Block 1 Lot 27.1

BUILDING DEPARTMENT REFERRAL NUMBER 2005 - 662

1. Name of Project New Office Building for North Plank Development Company LLC

2. Owner of Record North Plank Development Company Phone 565-2800

Address: 5020 Route 9W, Newburgh NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME AS OWNER Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561 3695

Address: 744 Broadway, Newburgh NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

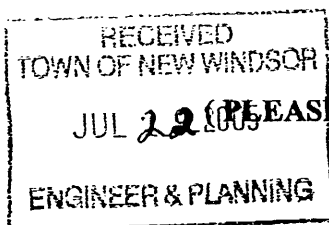
6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695 561-3027
(Name) (Phone) (fax)

7. Project Location: On the Northeast side of NYS Route 207
(Direction) (Street)

8. Project Data: Acreage 0.56 Zone PI School Dist. Newburgh

PAGE 1 OF 2



PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

05-26

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) _____ Construction of
new office building (3,700 SF) and 25 parking spaces. An additional
2 spaces will be provided for the caretaker residence.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

1st DAY OF July 20 05

EILEEN T. STAFFON
Notary Public, State of New York
Qualified in Orange County
Registration No. 01515055607
Commission Expires 2-12-26

Commission Expires

Eileen T. Staffon
NOTARY PUBLIC

(OWNER'S SIGNATURE)

(AGENT'S SIGNATURE)

Please Print Agent's Name as Signed

TOWN USE ONLY:
TOWN OF NEW WINDSOR
JUL 22 2005
DATE APPLICATION RECEIVED
ENGINEER & PLANNING

05-26
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

North Plank Development Company, LLC, it conducts business
(OWNER), ~~deposes and says that he resides~~

at 5020 Route 9W, Newburgh in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that ~~he~~ ^{it} is the owner of property tax map

(Sec. 4 Block 1 Lot 27.1)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that ~~he~~ ^{it} designates:
it

(Agent Name & Address)

Gregory J. Shaw, P.E.

(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

1st DAY OF July 2005

Eileen T. Staffon
NOTARY PUBLIC

** [Signature]
Owner's Signature (MUST BE NOTARIZED)

Agent's Signature (If Applicable)

Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

EILEEN T. STAFFON
Notary Public, State of New York
Qualified in Orange County
Registration No. 01ST5055607
Commission Expires 4/12/06

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. X Site Plan Title
2. X Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. X Applicant's Name(s)
4. X Applicant's Address
5. X Site Plan Preparer's Name
6. X Site Plan Preparer's Address
7. X Drawing Date
8. X Revision Dates
9. X Area Map Inset and Site Designation
10. X Properties within 500' of site
11. X Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. X Existing Vegetation
21. X Existing Access & Egress

PROPOSED IMPROVEMENTS

- | | | |
|-----|---------------|-------------------------------------|
| 22. | <u> x </u> | Landscaping |
| 23. | <u> x </u> | Exterior Lighting |
| 24. | <u> * </u> | Screening |
| 25. | <u> X </u> | Access & Egress |
| 26. | <u> x </u> | Parking Areas |
| 27. | <u> NA </u> | Loading Areas |
| 28. | <u> x </u> | Paving Details (Items 25 - 27) |
| 29. | <u> X </u> | Curbing Locations |
| 30. | <u> X </u> | Curbing through section |
| 31. | <u> x </u> | Catch Basin Locations |
| 32. | <u> x </u> | Catch Basin Through Section |
| 33. | <u> X </u> | Storm Drainage |
| 34. | <u> X </u> | Refuse Storage |
| 35. | <u> NA </u> | Other Outdoor Storage |
| 36. | <u> x </u> | Water Supply |
| 37. | <u> x </u> | Sanitary Disposal System |
| 38. | <u> NA </u> | Fire Hydrants |
| 39. | <u> x </u> | Building Locations |
| 40. | <u> x </u> | Building Setbacks |
| 41. | <u> * </u> | Front Building Elevations |
| 42. | <u> x </u> | Divisions of Occupancy |
| 43. | <u> X </u> | Sign Details |
| 44. | <u> x </u> | Bulk Table Inset |
| 45. | <u> x </u> | Property Area (Nearest 100 sq. ft.) |
| 46. | <u> x </u> | Building Coverage (sq. ft.) |
| 47. | <u> x </u> | Building Coverage (% of total area) |
| 48. | <u> x </u> | Pavement Coverage (sq. ft.) |
| 49. | <u> x </u> | Pavement Coverage (% of total area) |
| 50. | <u> x </u> | Open Space (sq. ft.) |
| 51. | <u> x </u> | Open Space (% of total area) |
| 52. | <u> x </u> | No. of parking spaces proposed |
| 53. | <u> x </u> | No. of parking spaces required |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

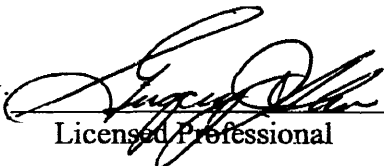
APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY  7/20/2005
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

PROJECT ID NUMBER

617.20

SEQR

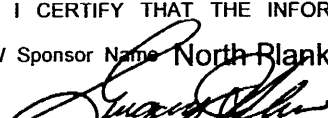
APPENDIX C

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR North Plank Development Company, LLC.	2. PROJECT NAME Office Building for North Plank Development Co
3. PROJECT LOCATION: Town of New Winsor Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map Northeast side of NYS Rt 207, adjacent to Newburgh Packing Corporation.	
5. IS PROPOSED ACTION : <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Construction of a new office building with a caretakers residence on the second floor. There will be 27 parking spaces provided.	
7. AMOUNT OF LAND AFFECTED: Initially 0.56 acres Ultimately 0.56 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name North Plank Development Company, LLC. Date: June 29, 2005 Signature 	

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No

C. COULD ACTION RESULT IN **ANY** ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
no

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
No

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:
No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:
☐ Yes ☒ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:
☐ Yes ☒ No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☒ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Town of New Winsor Planning Board
Name of Lead Agency

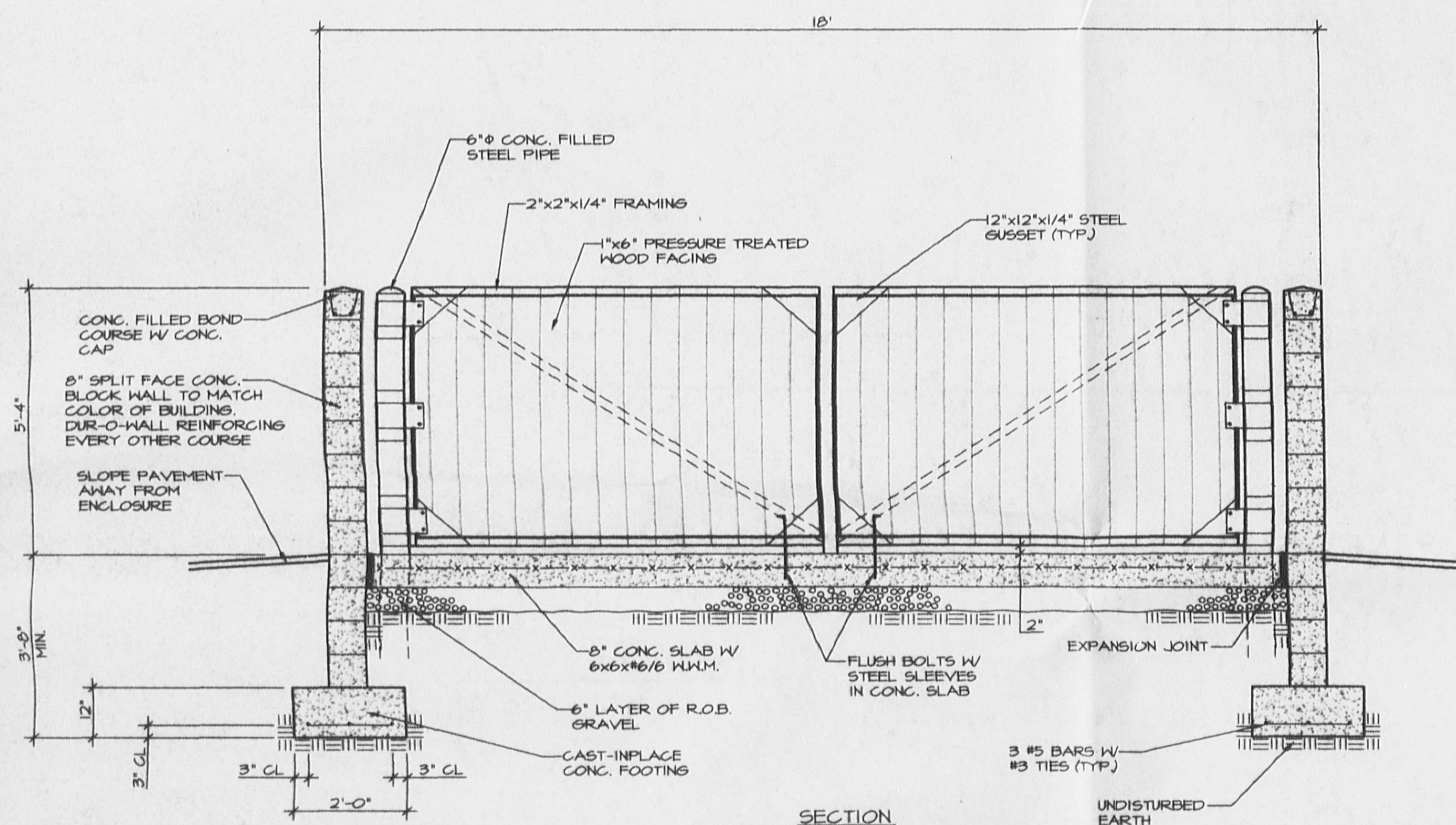
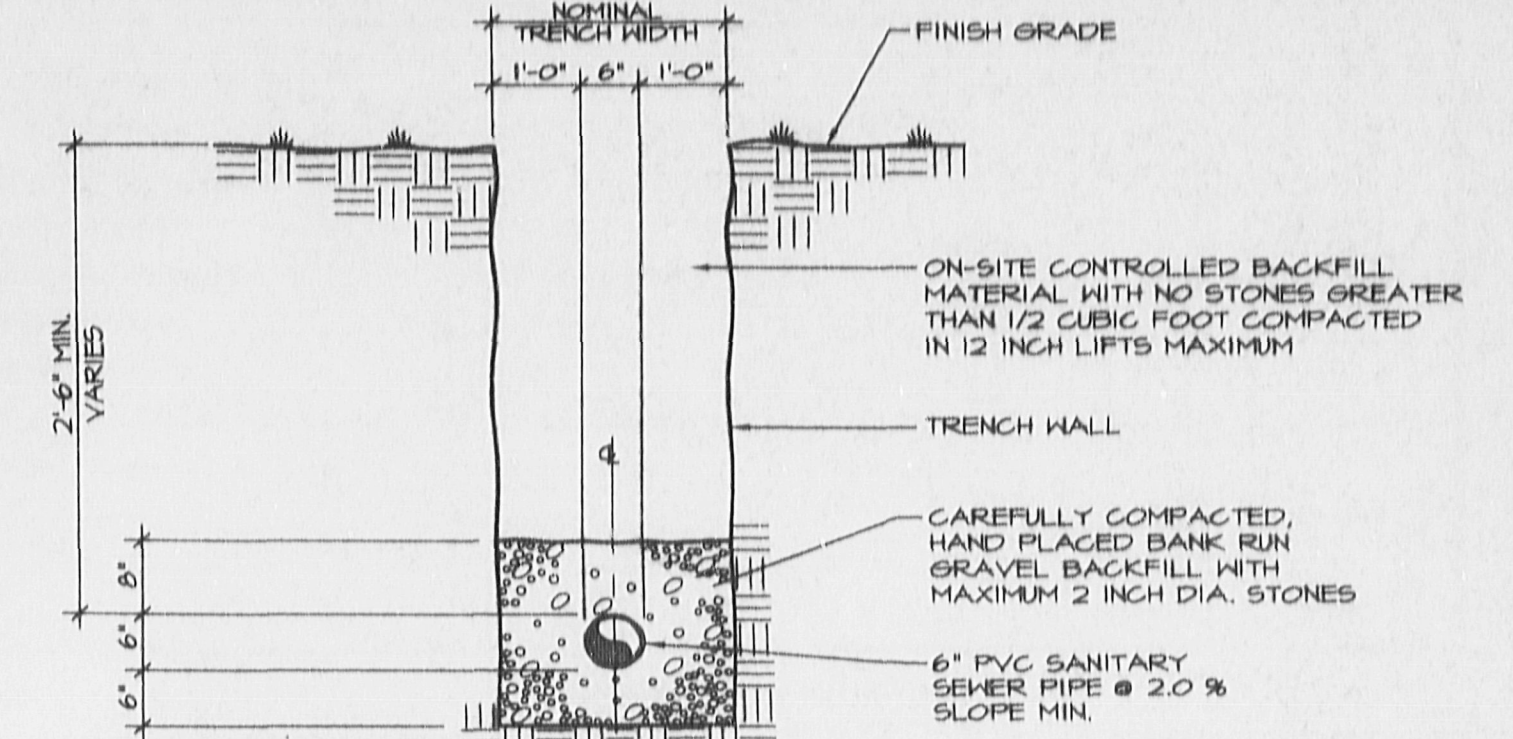
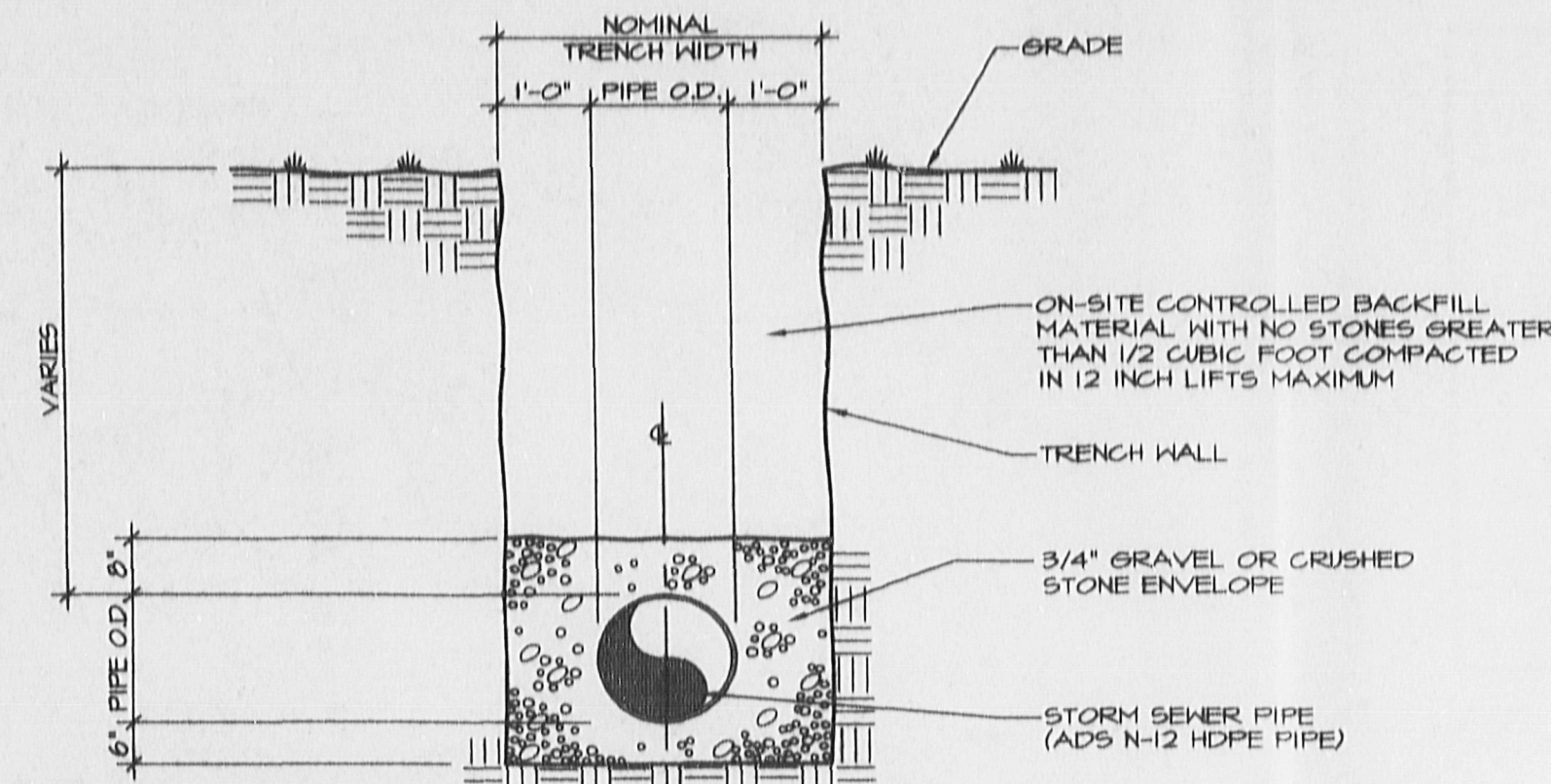
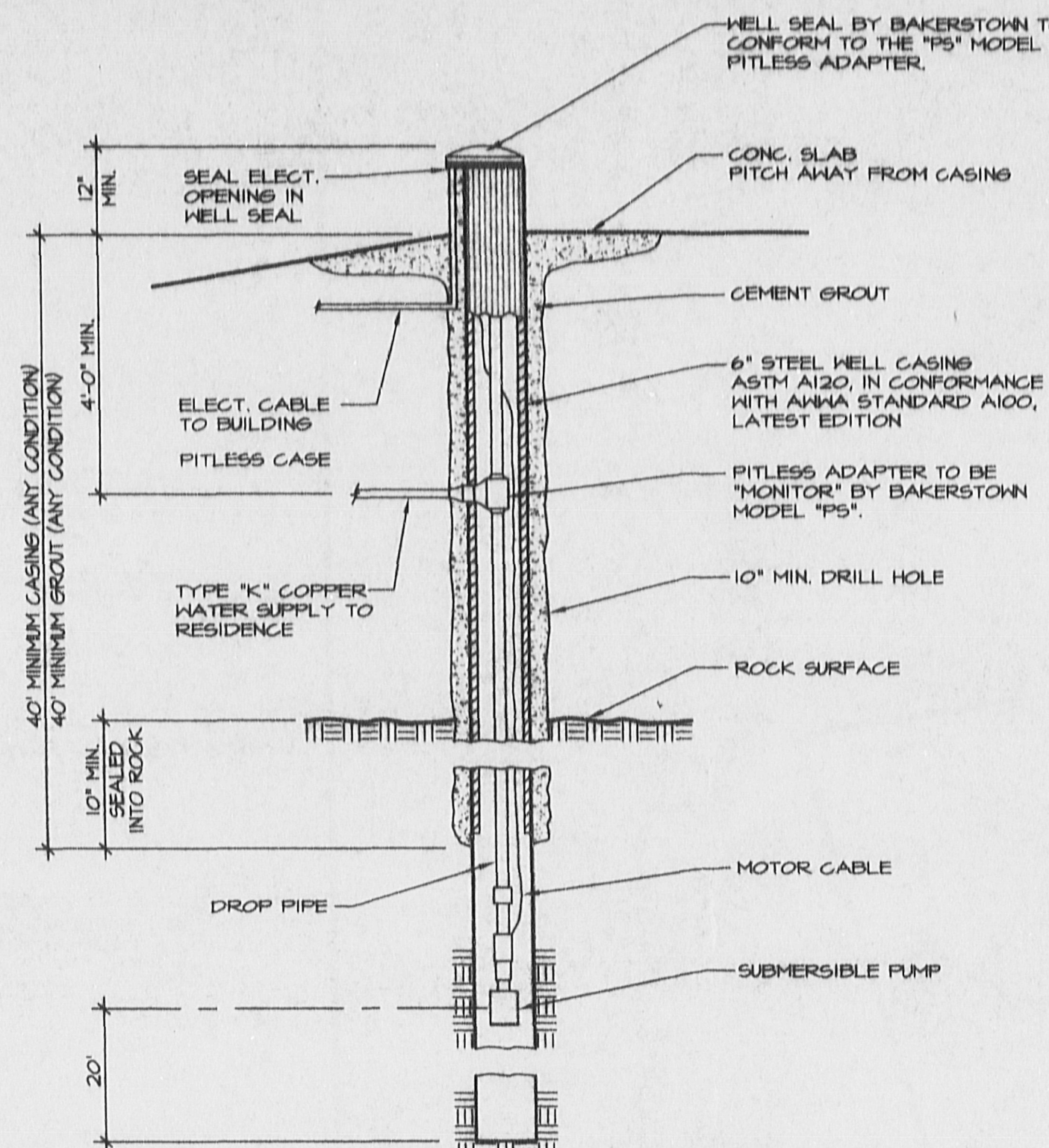
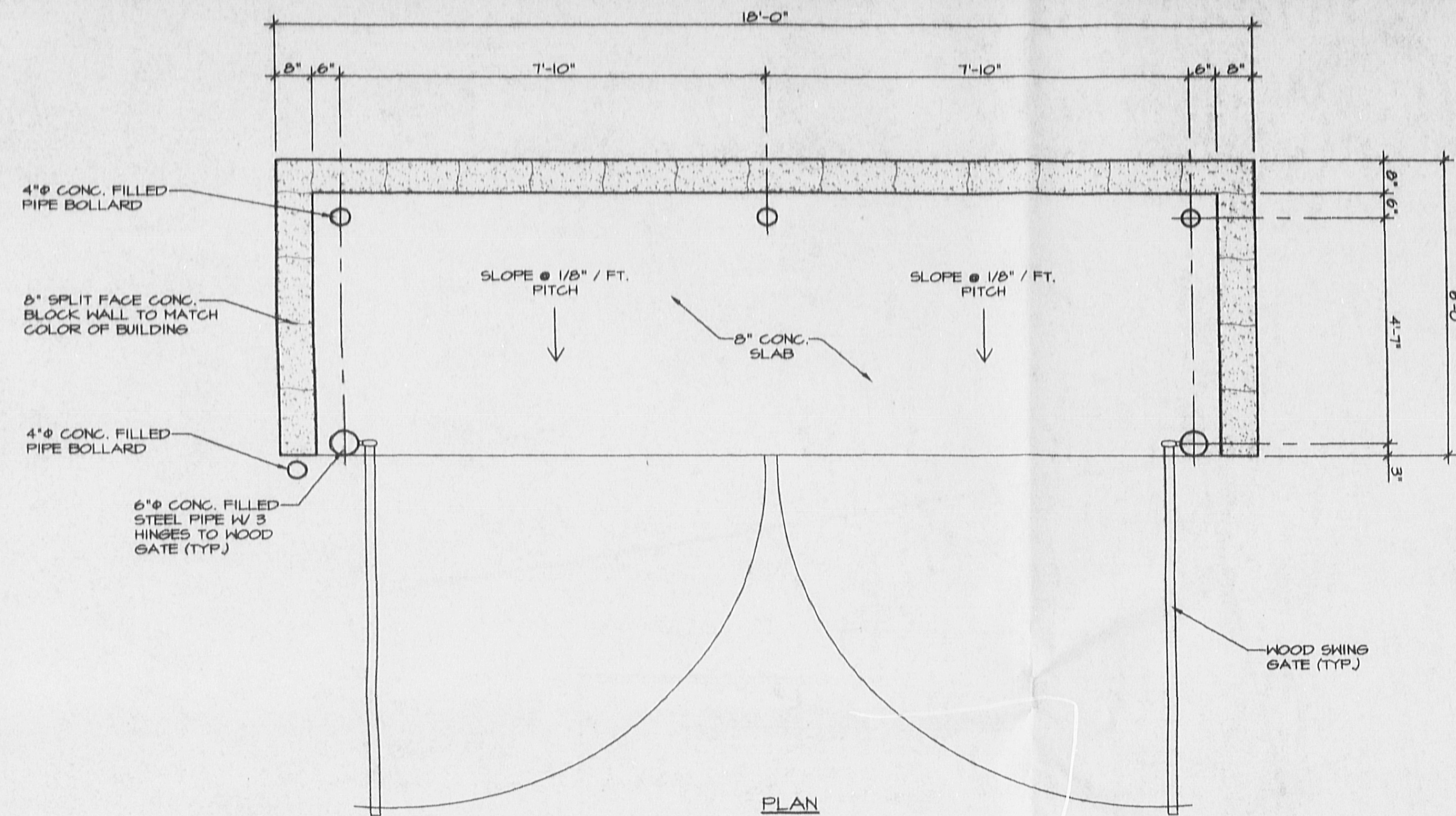
June 29, 2005
Date

James R. Petro, Jr.
Print or Type Name of Responsible Officer in Lead Agency

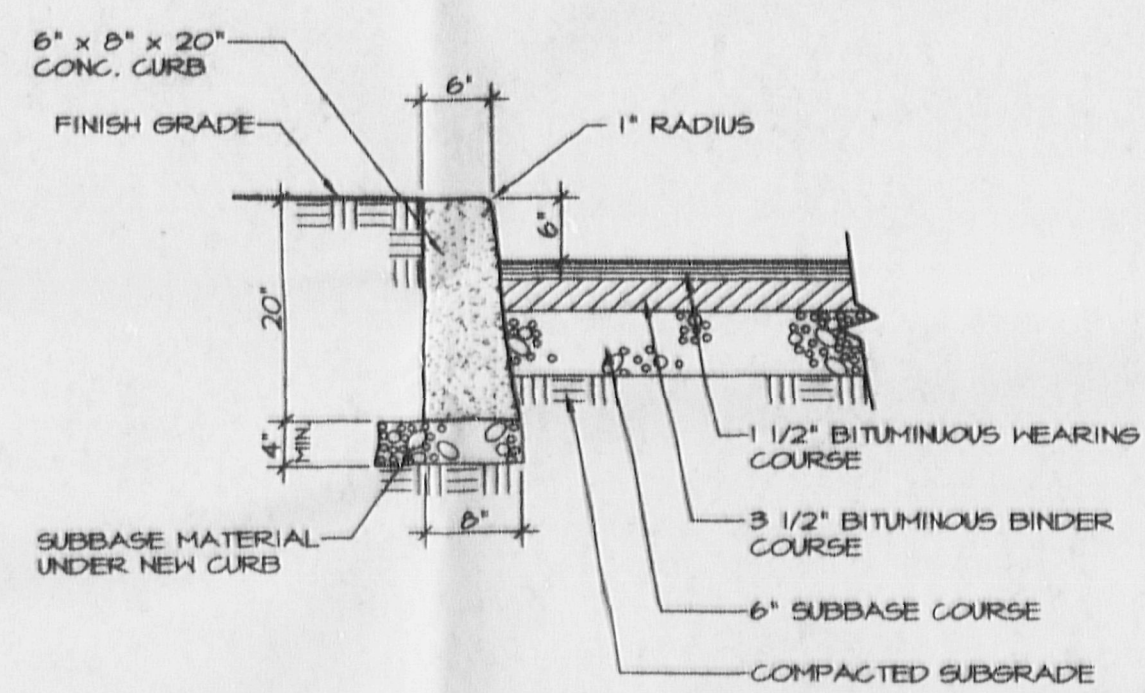
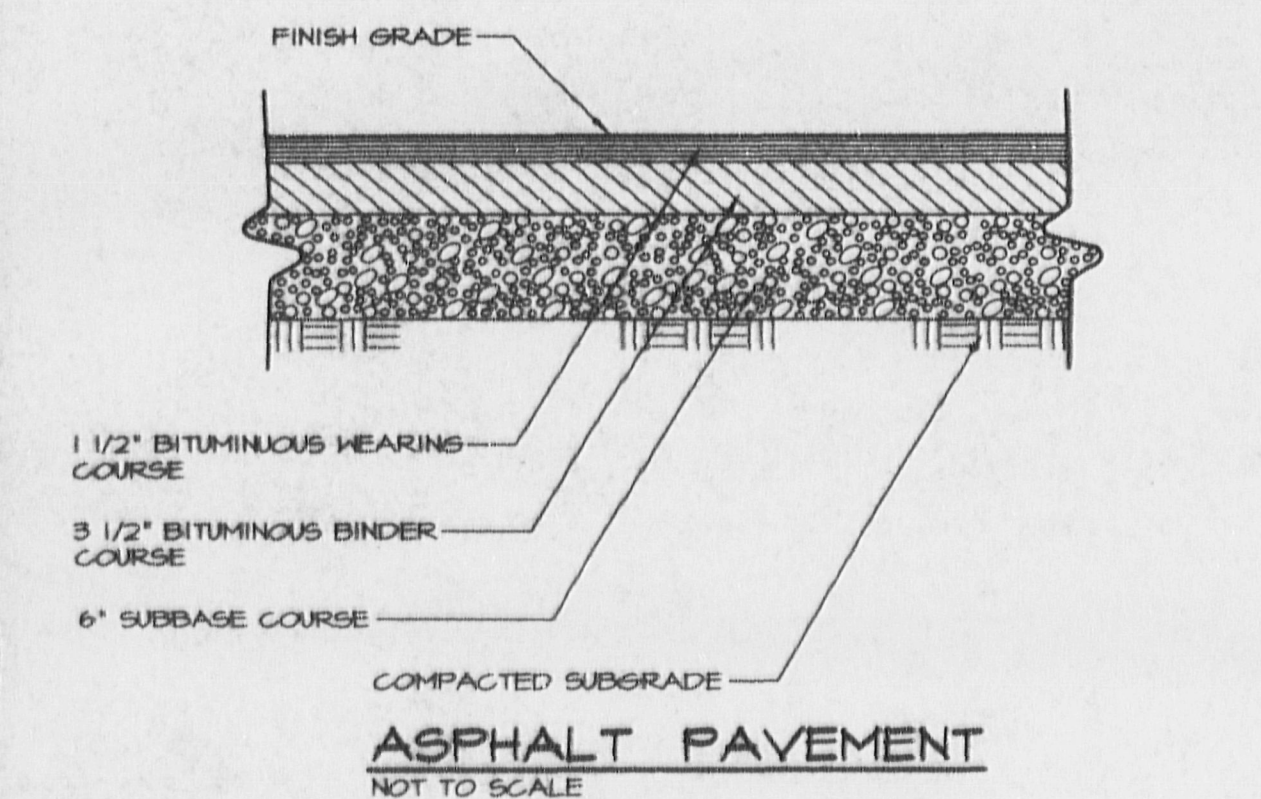
Chairman
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

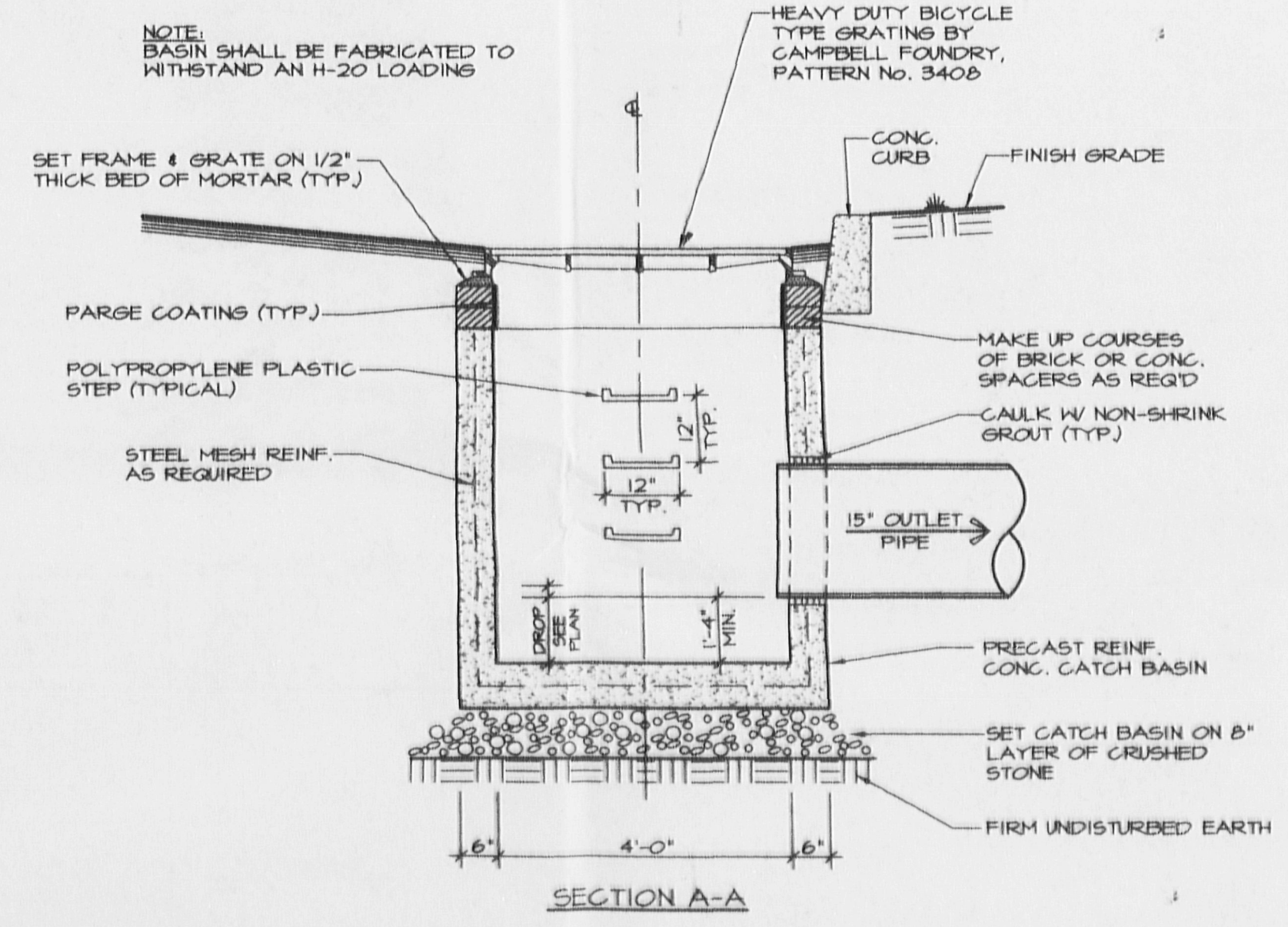
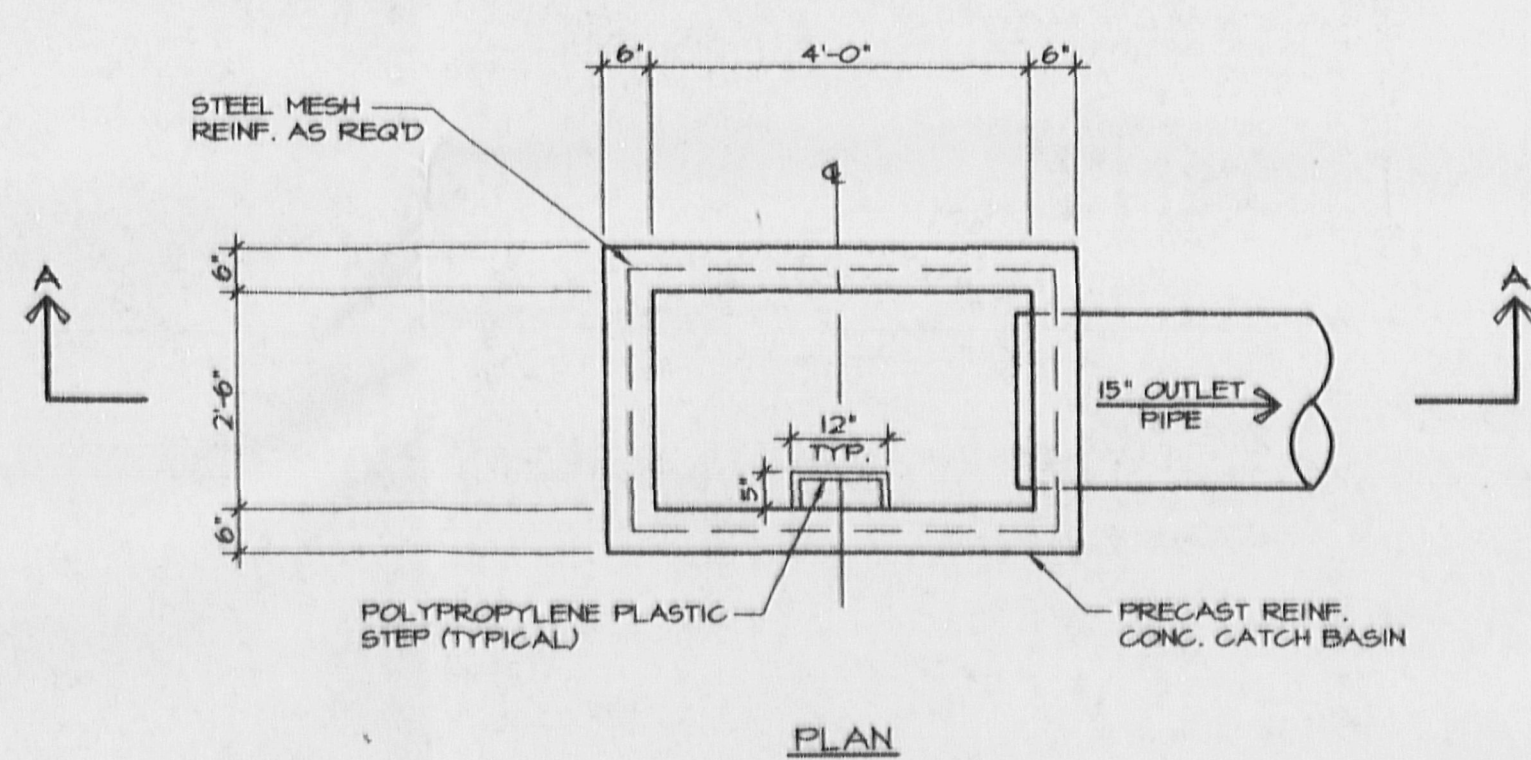
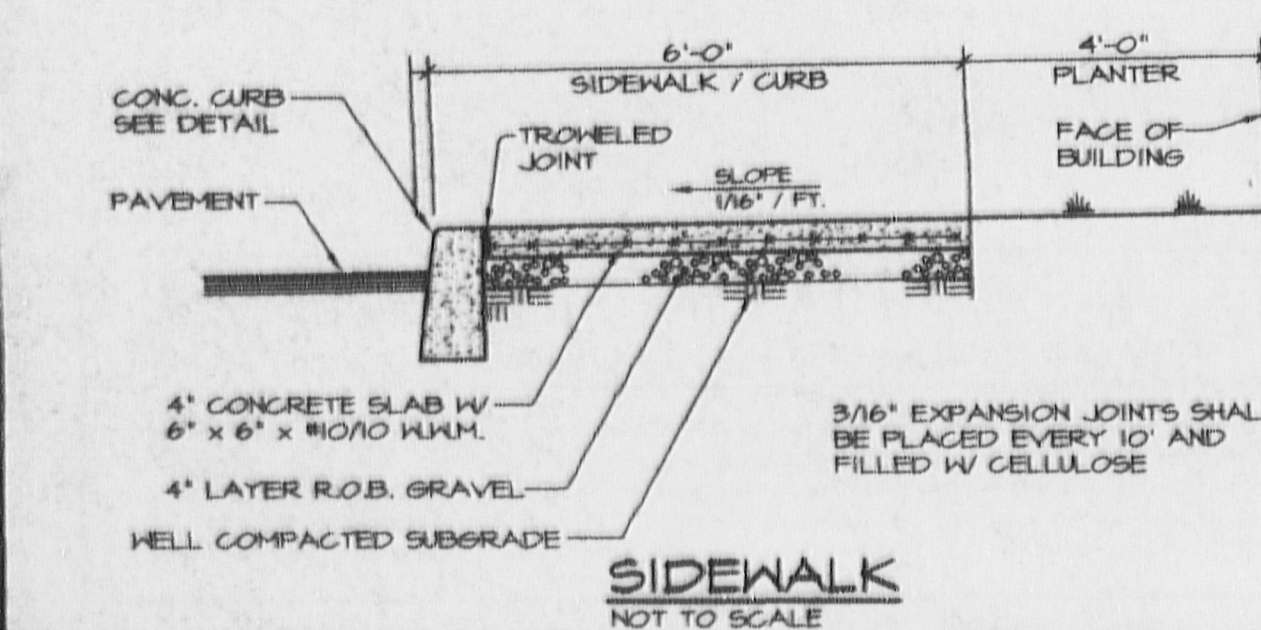
Signature of Approver (if different from responsible officer)



REFUSE ENCLOSURE
NOT TO SCALE



NOTE:
1. 1/2" PRE-MOLDED EXPANSION JOINTS,
10' O.C.



CATCH BASIN DETAIL
NOT TO SCALE

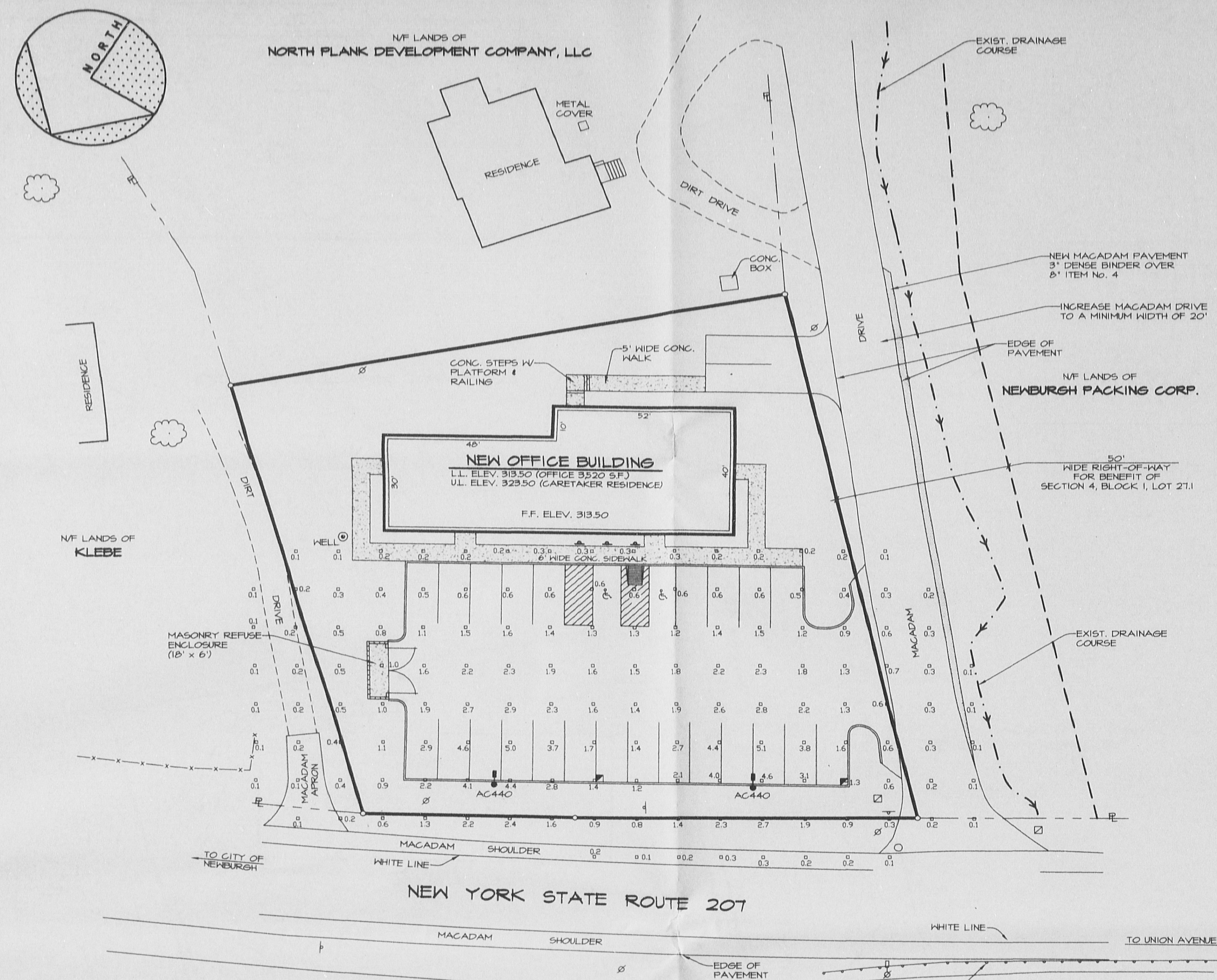
TOWN OF NEW WINDSOR PLANNING BOARD
STAMP OF APPROVAL
APPROVAL GRANTED BY TOWN OF NEW WINDSOR
WAR 28 2006
By: [Signature]
For: [Signature]

Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh N.Y. 12550

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Drawn By: J.R.J.
Checked By: G.J.S.
Scale: AS SHOWN
Date: 8-5-2005
Project: NEW OFFICE BUILDING FOR NORTH PLANK DEVELOPMENT COMPANY LLC
N.Y.S. ROUTE 207 TOWN OF NEW WINDSOR, N.Y.
2 OF 4
Project No. 0505

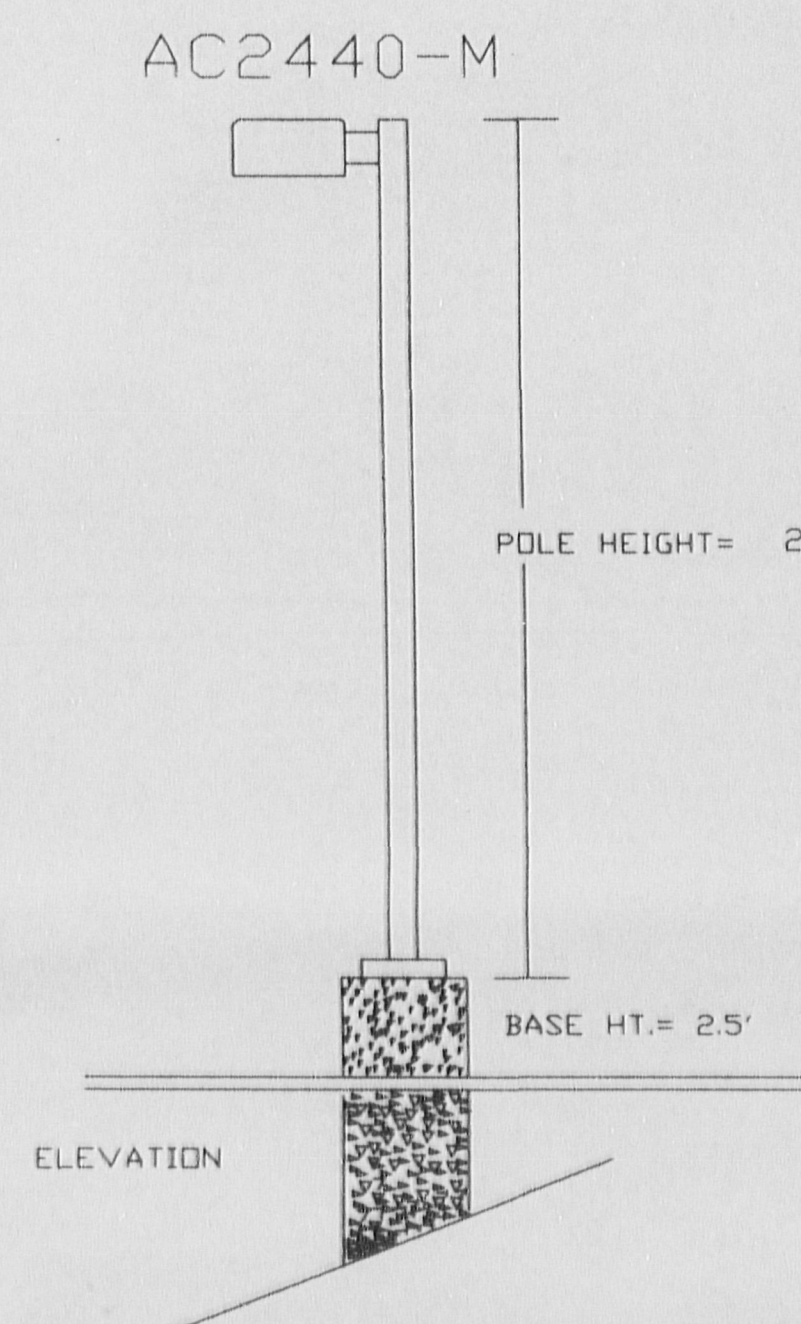


NOTE: WALKWAY LIGHTING WILL BE PROVIDED TO PROVIDE ADDITIONAL ILLUMINATION ALONG THE 6' WIDE CONC. SIDEWALK.

LIGHTING PLAN

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
●	2	AC440	SINGLE	32400	0.650	AC2440-M (400w mh)

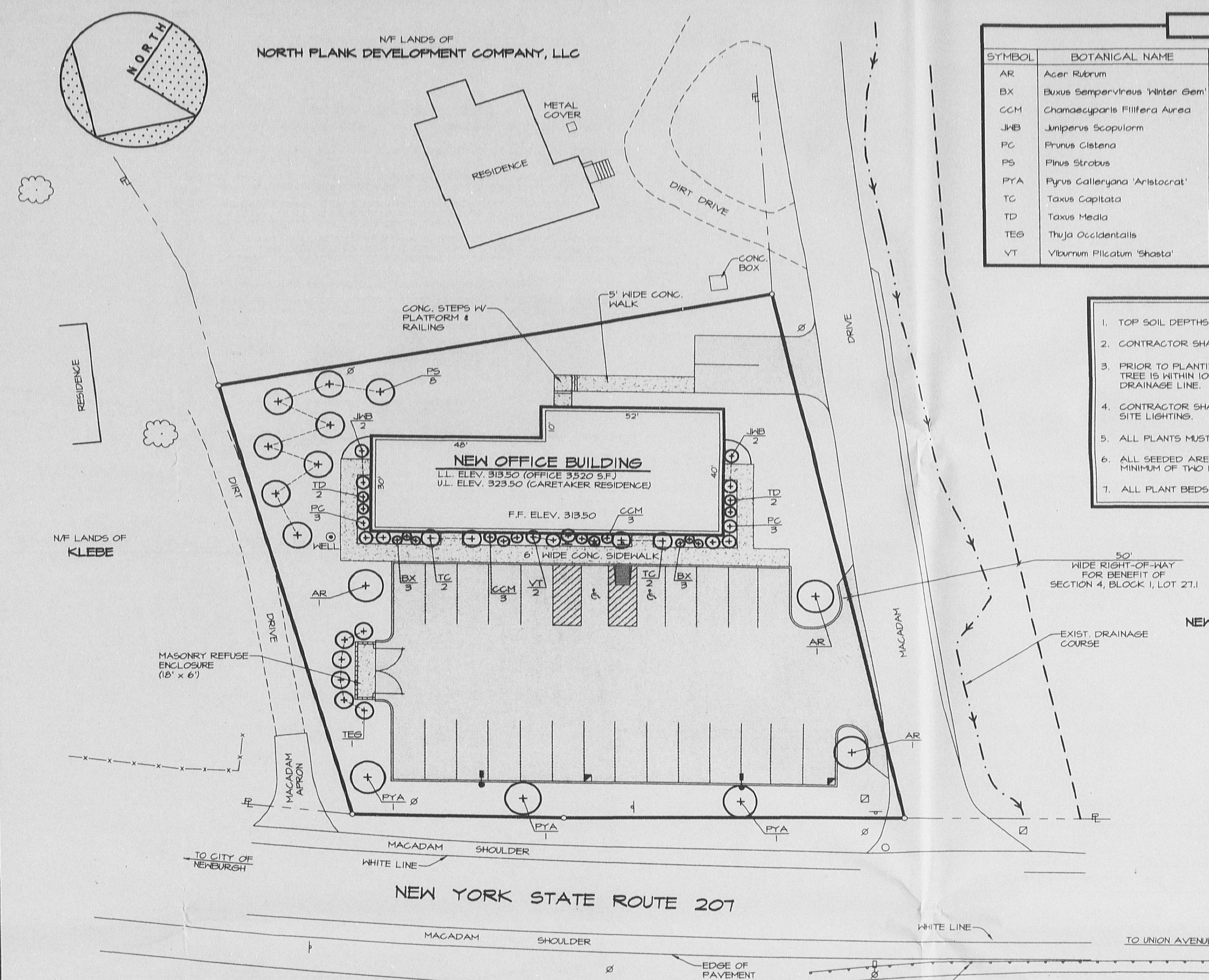
- (2) PS4S25C1BZ 25 x 4 x .125 Square steel poles
 *** Poles meet 110 mph sustained winds
 *** Fixtures mounted at 27.5' (25' pole + 2.5' afg base) w/no tilt



RUUD LIGHTING

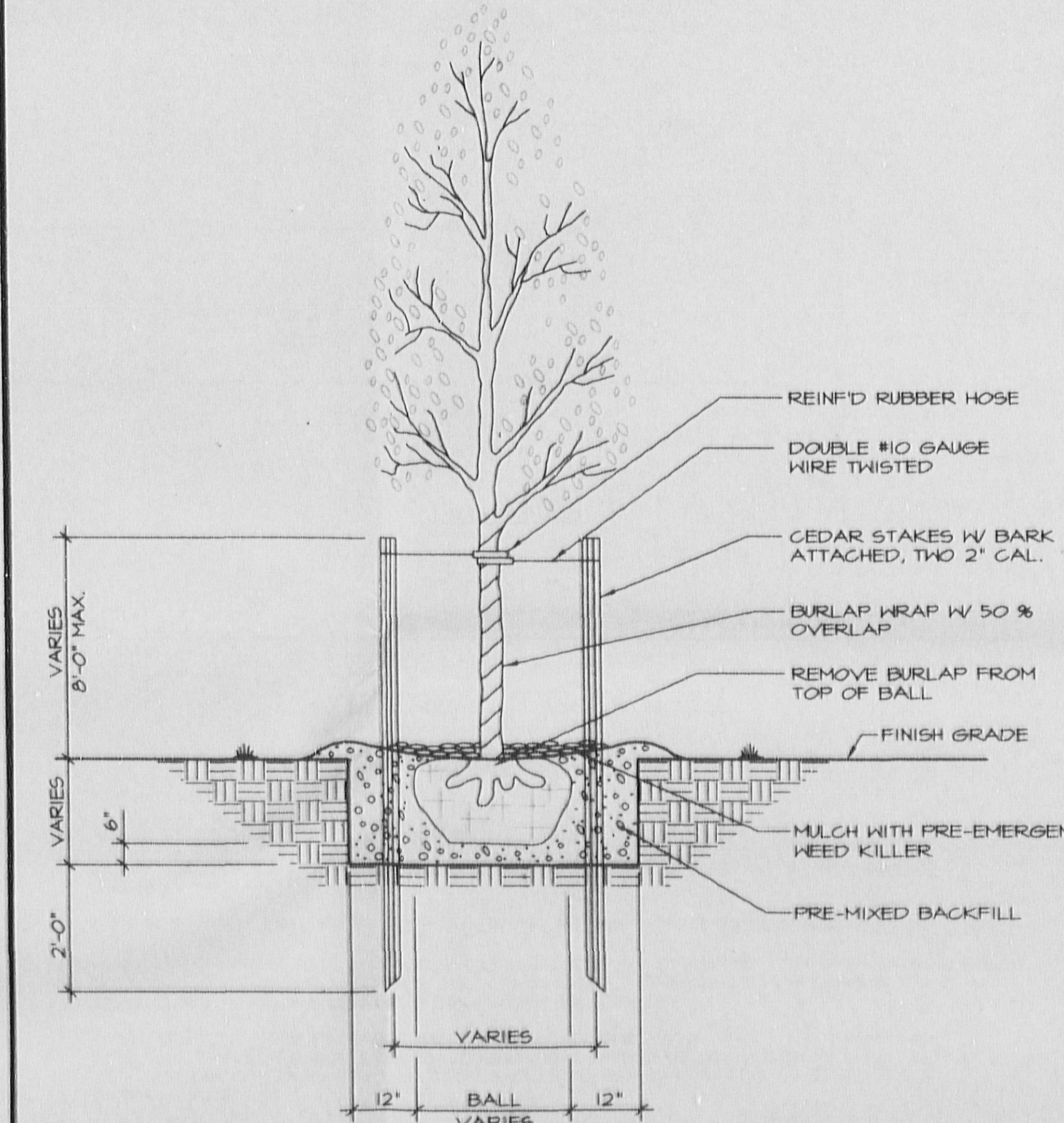
800.236.7000 USA (www.ruudlighting.com) 905.671.1991 CAN

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.



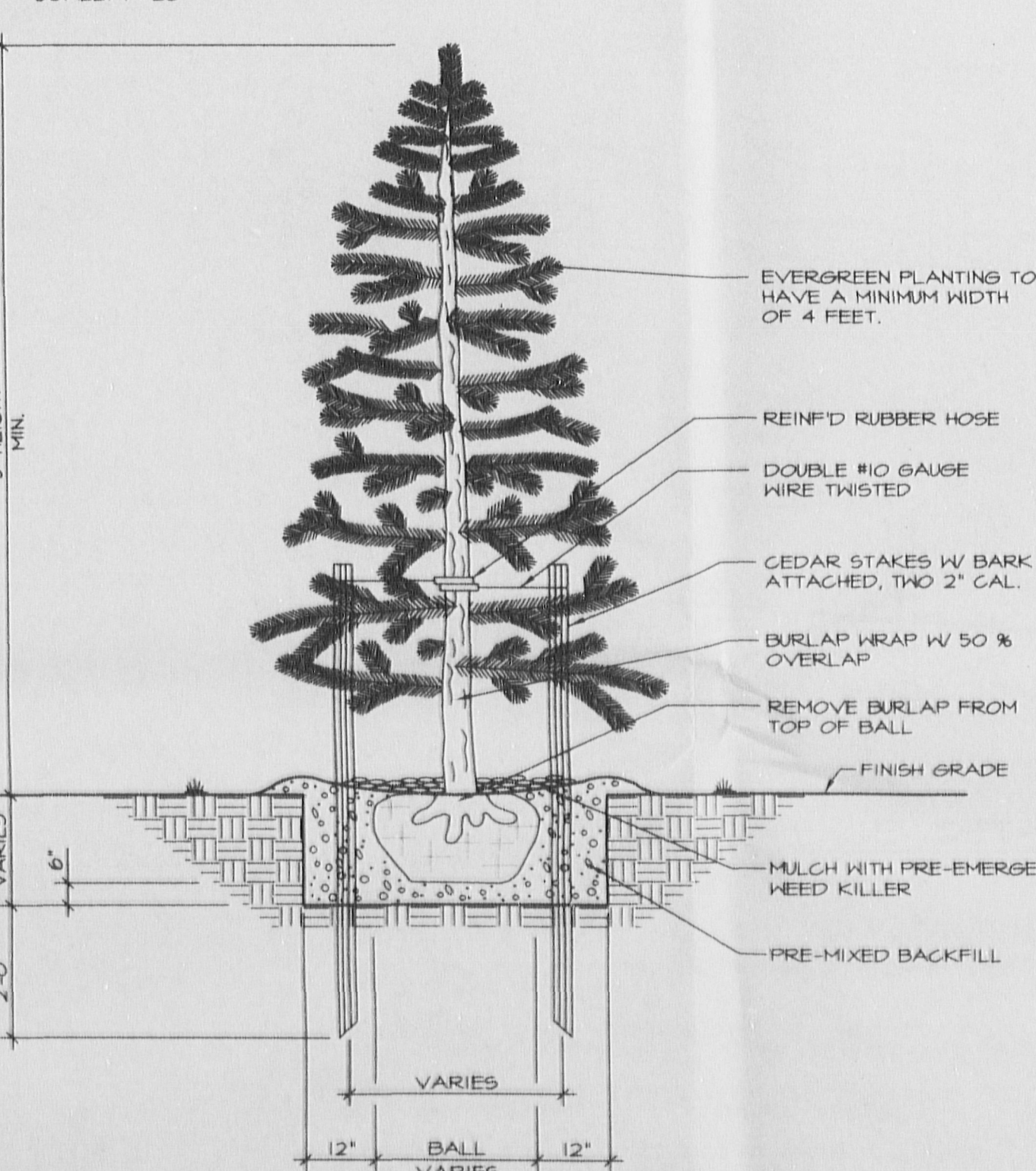
LANDSCAPING PLAN

SCALE: 1"=20'



TREE PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

PLANT LIST

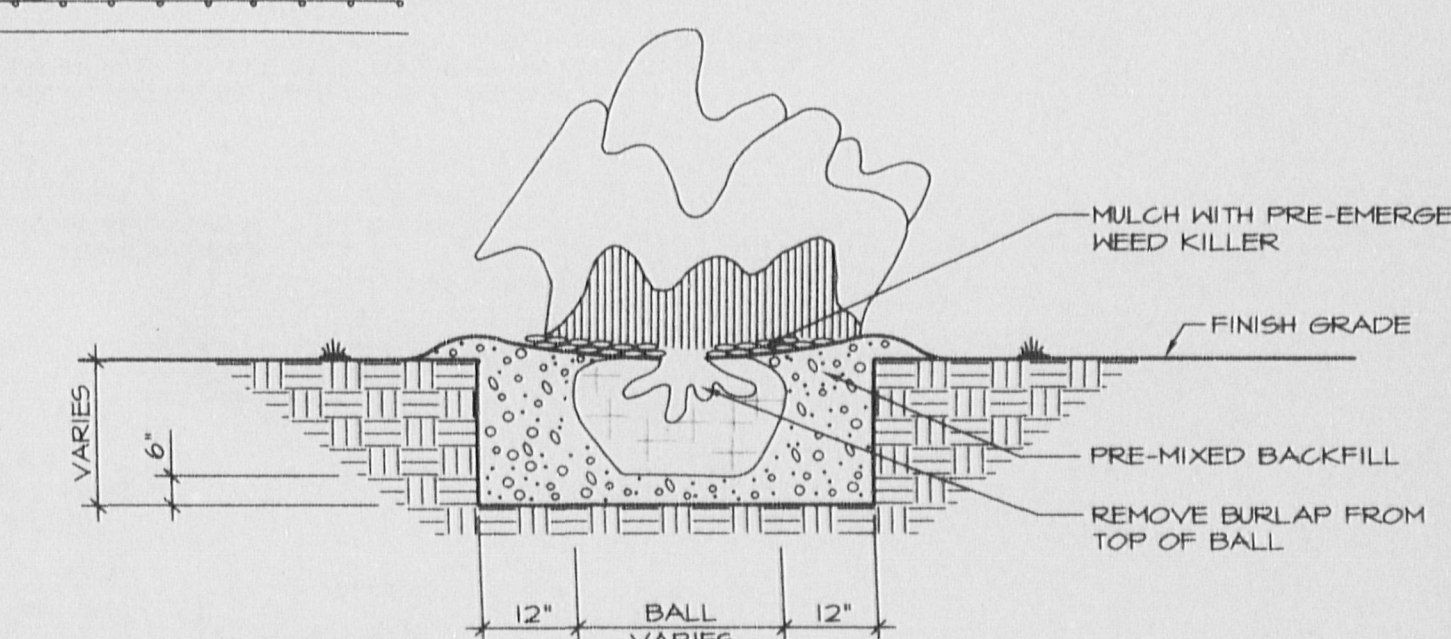
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
AR	Acer Rubrum	October Glory Red Maple	3	2-2 1/2 cal.
BX	Buxus Sempervirens Winter Gem	Winter Gem Boxwood	6	5 gal.
CCM	Chamaecyparis Filifera Aurea	Gold Map Cypress	6	3 gal.
JHB	Juniperus Scopulorum	Nichita Blue Juniper	4	7 gal.
PC	Prunus Cistena	Sand Cherry	6	2-3'
PS	Pinus Strobus	White Pine	8	6-7'
PTA	Pyrus Calleryana 'Aristocrat'	Aristocrat Pear	3	2-2 1/2 cal.
TC	Taxus Capitata	Pyramidal Yew	4	3-4'
TD	Taxus Media	Dense Yew	4	18"-24"
TEG	Thuja Occidentalis	Arborvitae Emerald Green	6	5'-6'
VT	Viburnum Plicatum 'Shasta'	Shasta Viburnum	3	3'-4'

PLANTING NOTES

- TOP SOIL DEPTHS FOR BEDS: 4" FOR LAWN AND GROUND COVER AREAS; 2" MIN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO WORK.
- PRIOR TO PLANTING, CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO THAT NO TREE IS WITHIN 10 FEET OF A WATER LINE, SANITARY SEWER LINE, OR A STORM DRAINAGE LINE.
- CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO AS TO NOT CONFLICT WITH SITE LIGHTING.
- ALL PLANTS MUST MEET AMERICAN ASSOCIATION OF NURSERYMENS STANDARDS.
- ALL SEEDING AREAS SHALL BE COVERED WITH STRAW AND WATERED FOR A MINIMUM OF TWO WEEKS.
- ALL PLANT BEDS SHALL BE SLIGHTLY MOUNDED.

50' WIDE RIGHT-OF-WAY FOR BENEFIT OF SECTION 4, BLOCK 1, LOT 21.

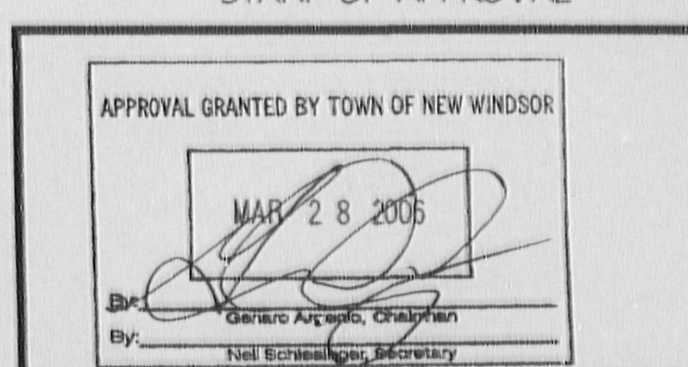
N/F LANDS OF NEWBURGH PACKING CORP.



SHRUB PLANTING DETAIL

NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD
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Consulting Engineers

744 Broadway

Newburgh N.Y. 12550

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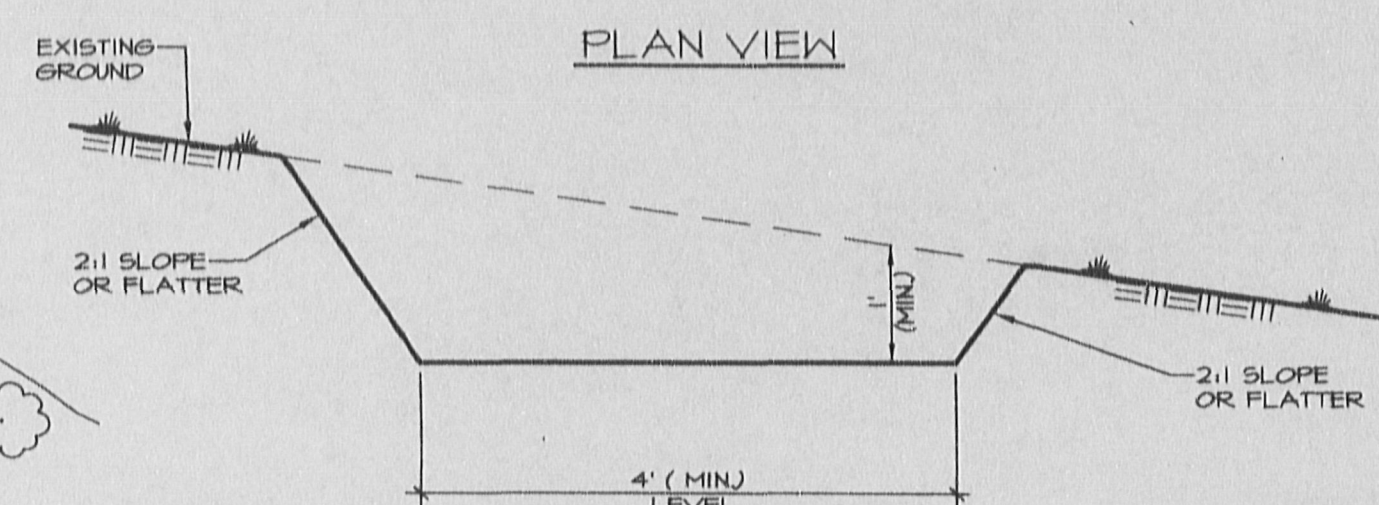
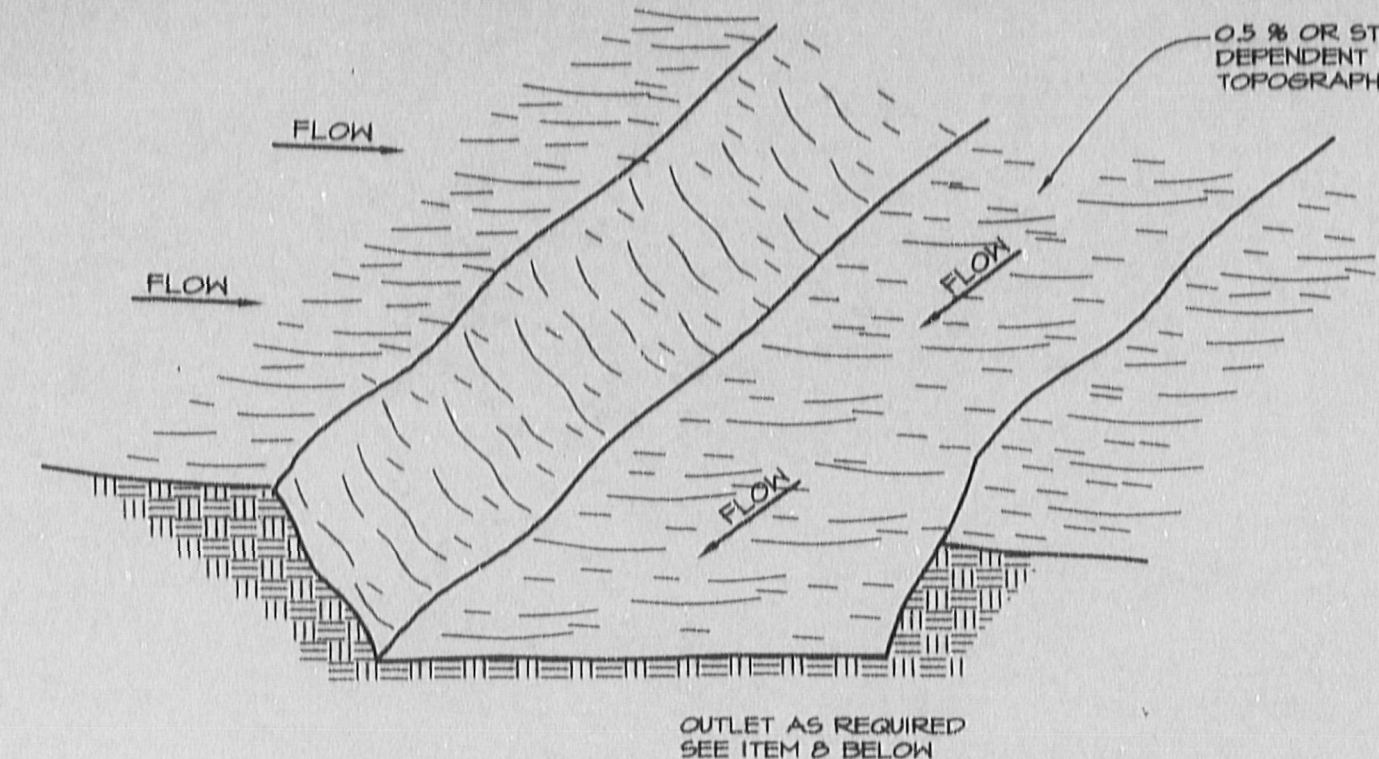
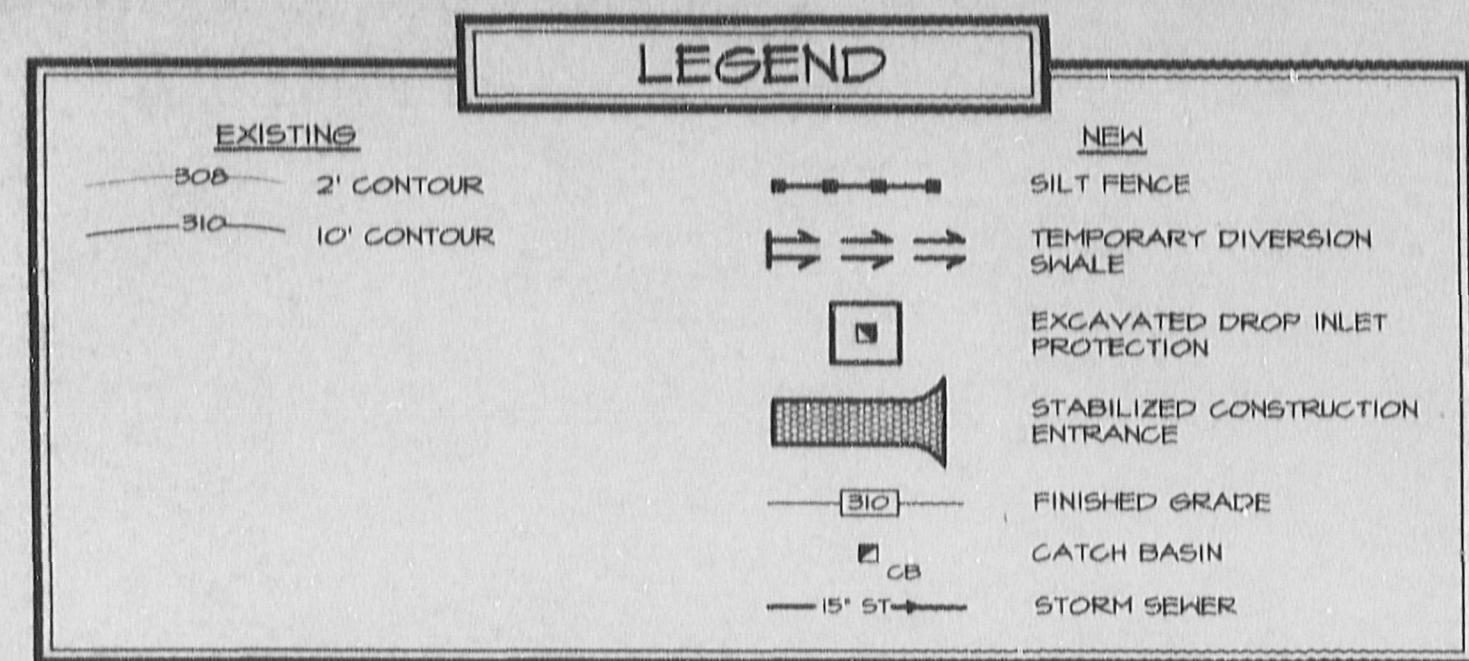
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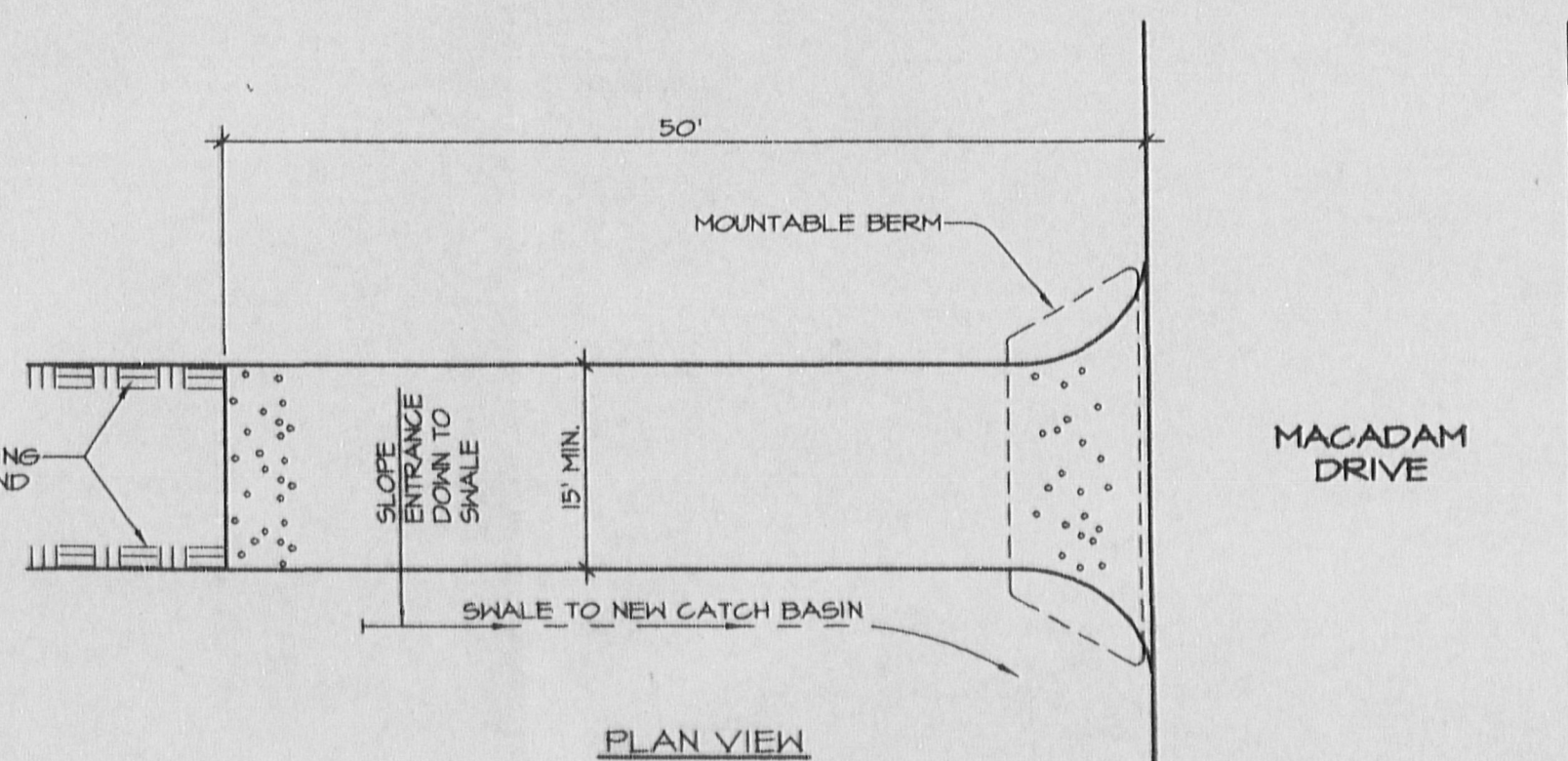
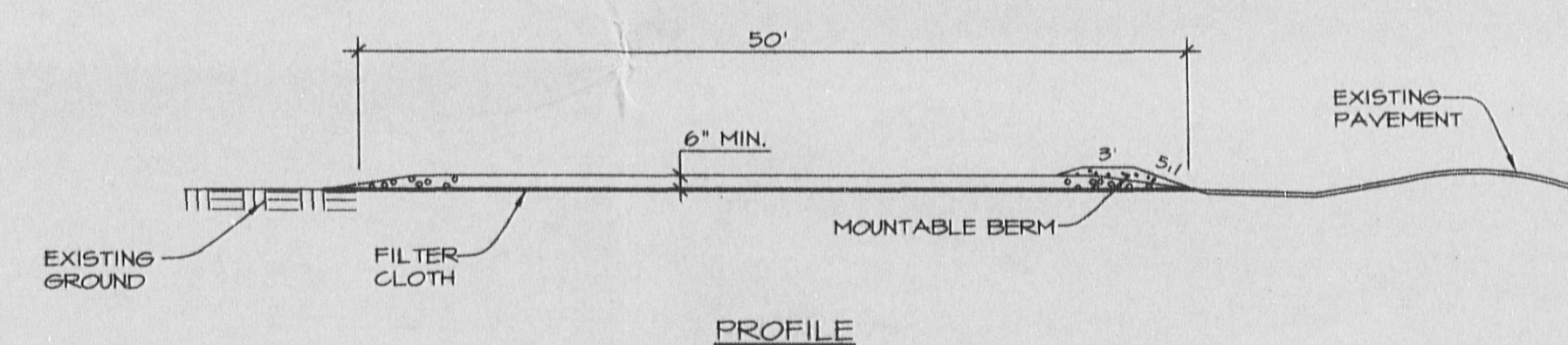
Drawn By: J.R.J.
 Checked By: C.J.S.
 Scale: AS SHOWN
 Date: 8-5-2005
 Project: NEW OFFICE BUILDING
 FOR
 NORTH PLANK DEVELOPMENT
 COMPANY LLC
 N.Y.S. ROUTE 207 TOWN OF NEW WINDSOR, N.Y.

3 OF 4
 Project No. 0505



TEMPORARY SWALE DETAIL

NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE DETAIL

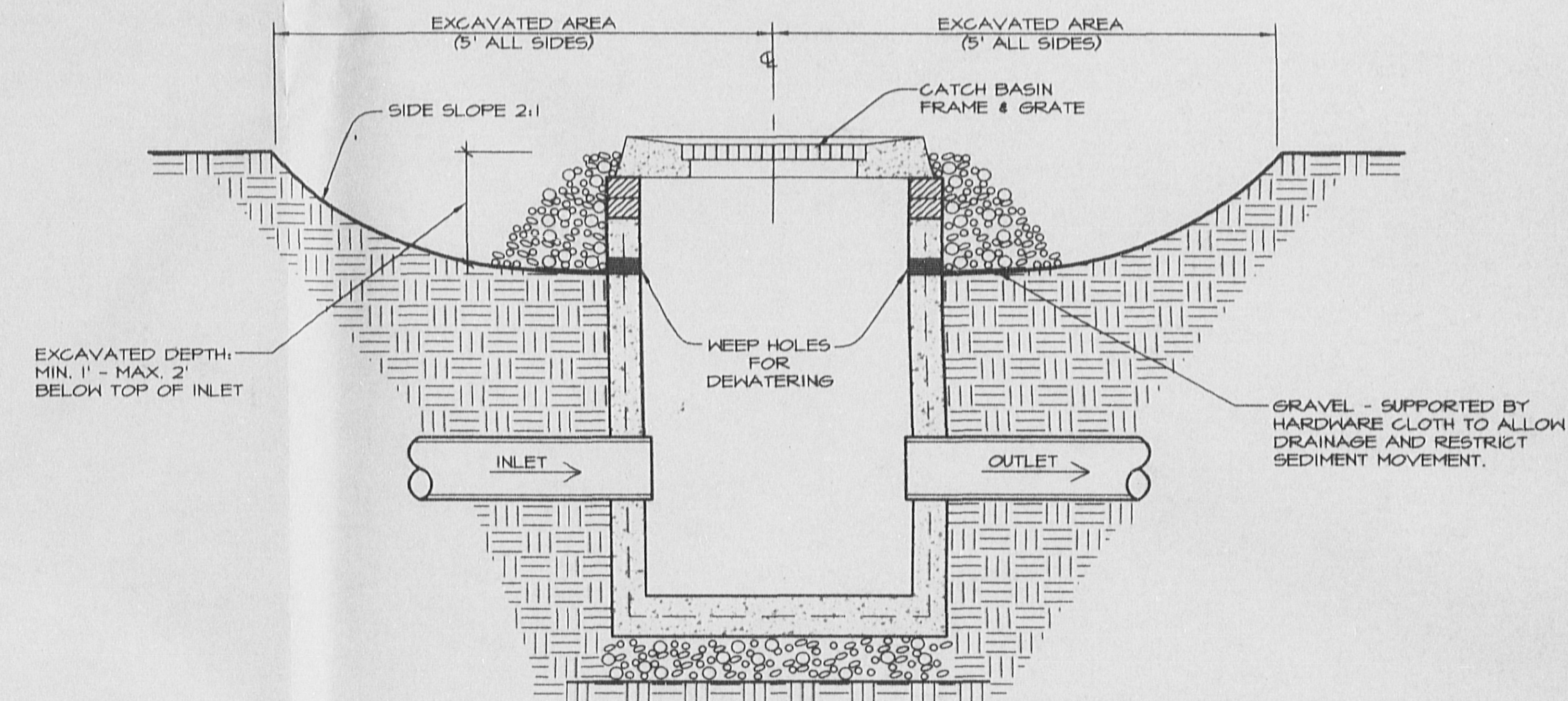
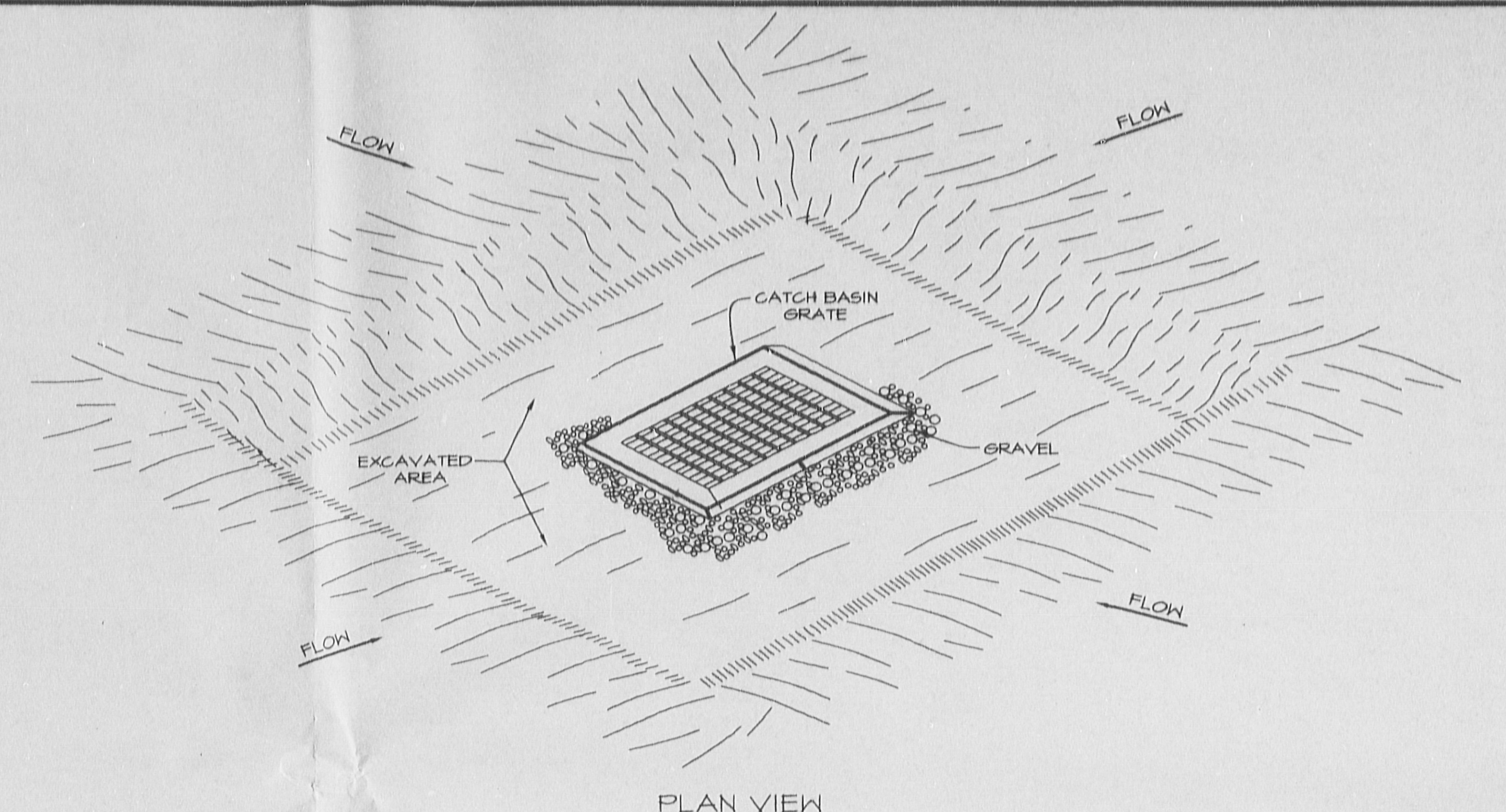
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - FIFTY (50) FEET
- THICKNESS - SIX (6) INCHES.
- WIDTH - FIFTEEN (15) FEET, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE DIRECTED TO A SHALE DISCHARGING TO A SEDIMENT TRAPPING DEVICE. PROVIDE A MOUNTABLE BERM WITH 5:1 SLOPES.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
- WHEN VEHICLE WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION SPECIFICATIONS

- ALL TEMPORARY SHALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 - DIVERTED RUNOFF FROM DISTURBED AREAS SHALL BE CONVEYED TO A STORM INLET SEDIMENT TRAP.
 - DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
 - ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SHALE.
 - THE SHALE SHALL BE EXCAVATED OR SHAPED TO LINE GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
 - FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
 - ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SHALE.
 - STABILIZATION SHALL BE AS PER THE CHART BELOW:
- | TYPE OF TREATMENT | CHANNEL GRADE | SHALE A (5 AC. OR LESS) |
|-------------------|---------------|-----------------------------------|
| A-1 | 0.5-3.0 % | SEED AND STRAW MULCH |
| A-2 | 3.1-5.0 % | SEED AND STRAW MULCH |
| A-3 | 5.1-8.0 % | SEED USING LITE OR EXCELSDOR, 500 |
- PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

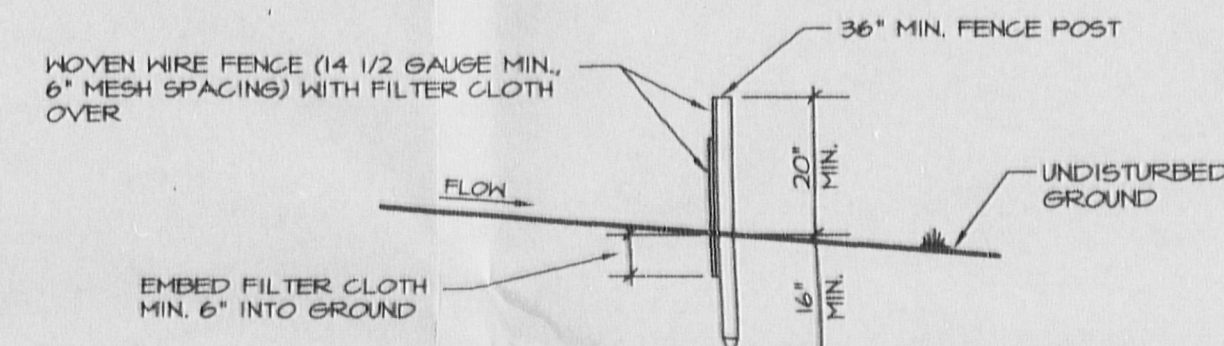
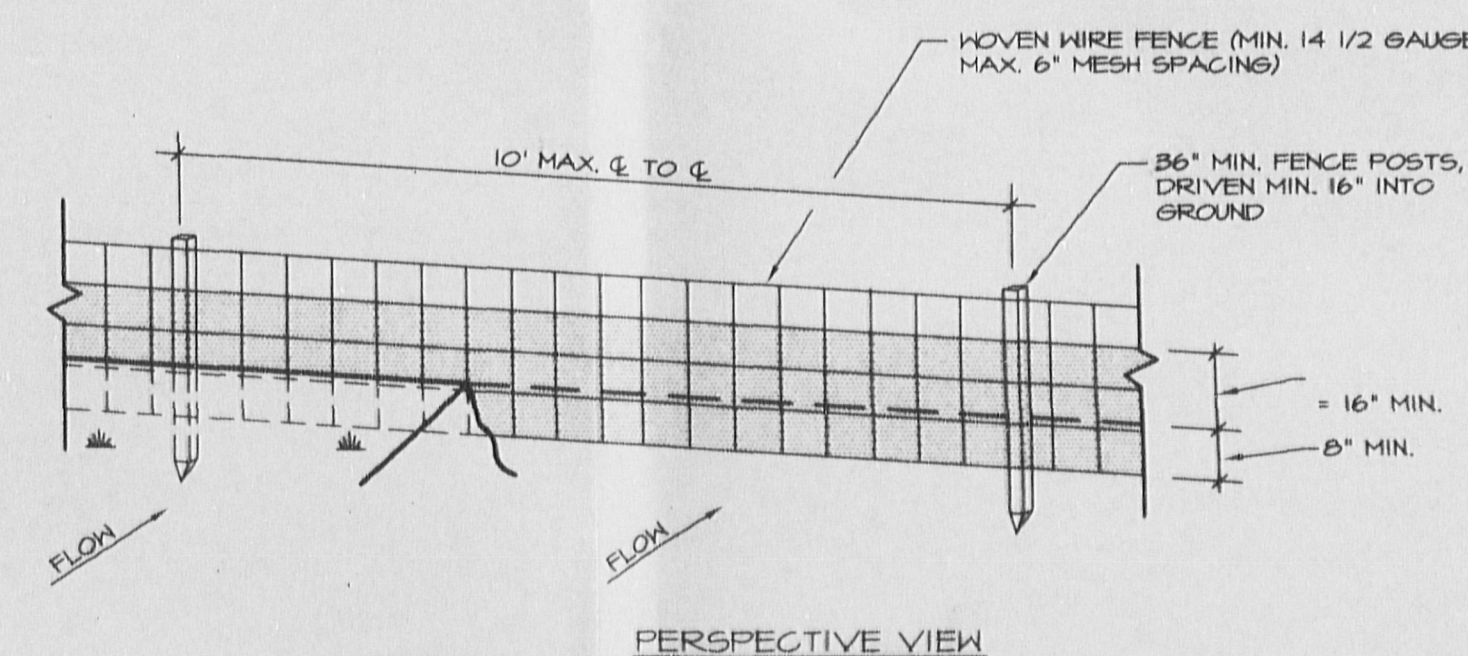


EXCAVATED DROP INLET PROTECTION DETAIL

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
- GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
- KEEP HOLES SHALL BE PROTECTED BY GRAVEL.
- UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL KEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDINGS.



SILT FENCE DETAIL

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

- MOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO MOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

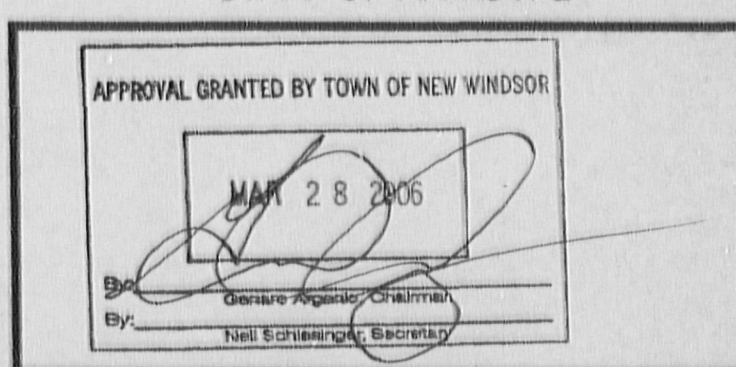
POSTS: STEEL EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD

FENCE: MOVEN WIRE, 14 1/2 GAUGE 6" MAX. MESH SPACING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA TACKON OR APPROVED EQUAL

PREFABRICATED UNIT, GEOTAB, ENVIROFENCE, OR APPROVED EQUAL

TOWN OF NEW WINDSOR PLANNING BOARD STAMP OF APPROVAL



Shaw Engineering
Consulting Engineers

744 Broadway Newburgh N.Y. 12550

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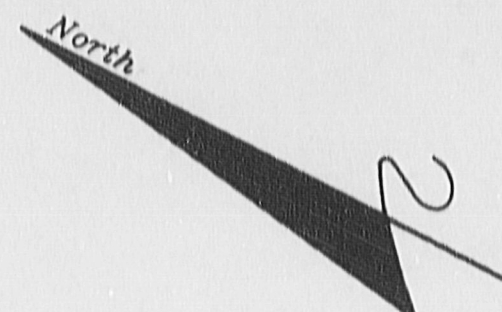
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2	NO REVISION	11-18-2005
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N.Y.S. ROUTE 207 TOWN OF NEW WINDSOR, N.Y.

4 OF 4
Project No. 0505



Legend
○ Utility Pole
○ Manhole
□ Catch Basin
--- Wire or Wood Fence
--- Stone Wall
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Survey Map
Prepared For
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Town of New Windsor
Scale: 1"=50'
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